SMC Brownill Vickers

To Let

First Floor Retail / Office / Studio located on Ridgeway Road, Sheffield

£400 per month

208 Ridgeway Road, Sheffield, S12 2TA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Former hair salon which could suitable for a variety of retail / office uses
- Located on Ridgeway Road
- Available on a flexible agreement
- With a parking space
- Small business rates relief should apply

RICS

A company of values. Est 1884
Licensed & Leisure | Commercial | Residential

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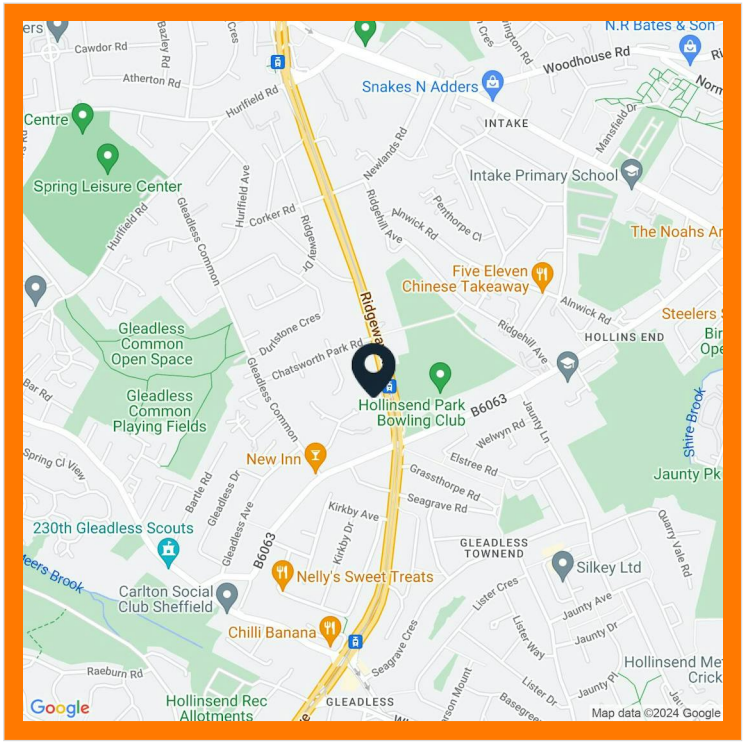

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Sales Area	256	23.78
1st - Kitchenette	45	4.18
Total	**301**	**27.96**

Description

The property comprises first floor accommodation with access from a front door to the ground floor from Ridgeway Road. Internally the accommodation includes a shared hallway and stairs to the available accommodation, which includes regular shaped sales area, and kitchenette / store area. There is a WC located to the ground floor.

Location

The property is located on Ridgeway Road which is located in south Sheffield and a key route towards Sheffield Parkway as well Sheffield's southern suburbs, Dronfield and Chesterfield. The property is located within a parade of shops including a beauty shop, barbers, and a sandwich shop. Within the wider area area a number of mixed housing types located to Ridgeway Road and it's supporting side roads.

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 208, Ridgeway Road, Sheffield, S12 2TA
Description: Shop and premises
Rateable Value: £4,700

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Planning

We are informed the property was most recently occupied as a hair salon, and therefore benefits from a Class E Use. The property may be suitable for a variety of retail, office and service uses and we would encourage interested parties to verify that their intended uses are suitable with Sheffield planning authority.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Rent

£400pcm. Rent to be paid monthly or quarterly. We are informed VAT is NOT payable on the rent.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

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