

Retail

To Let



193 Crookes, Sheffield  
S10 1TE



# 193 CROOKES

Sheffield, S10 1TE



## Agreement

To Let



## Detail

Retail



## Rent

£12,500 pax



## Size

37.5 sq m (404 sq ft)



## Location

Sheffield, S10 1TE



## Property ID

751.1240335

**For Viewing & All Other Enquiries Please Contact:**

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BSc(Hons)

Director

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## Property

The property comprises of a ground floor retail unit with store/kitchen to the rear and WC beyond.

A rear access door leads to a shared yard which is also accessed via an alleyway.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Retail	31.7	341
Store/Kitchen	5.8	63
WC	-	-
Total NIA	37.5	404

## Tenure

The office is available **To Let** by way of a minimum 3 year lease term on a Full Repairing and Insuring basis.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Energy Performance Certificate

Rating: C(59)

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the building.

## Rent

**£12,500 per annum exclusive**

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Shop and Premises  
**Rateable value:** £9,300  
**Period:** 1 April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## VAT

We understand that VAT will be charged on the rent and/or any other payments detailed.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

The property is located in the heart of the Sheffield suburb of Crookes.

Crookes is a vibrant local shopping area with national retailers such as Sainsburys, Dominos and Co-op represented nearby.





