



£3,750.00 PCM

LANGSETT ROAD,
SHEFFIELD,
S6 2UA





£3,750.00 PC1

*Langsett Road,
Sheffield,
S6 2UA*

STUDIO x

1 x

****AVAILABLE NOW** **£3,750 PER CALENDAR MONTH**** An exceptional opportunity to lease a substantial and characterful commercial property in the heart of Hillsborough, one of Sheffield's most established district centres. This attractive preserved building extends to approximately 338 sq m (3,638 sq ft) and benefits from a highly visible position on Langsett Road, a well-known arterial route serving Hillsborough and the surrounding residential communities. The property is currently classified under Use Class F1, making it suitable for a range of educational, community, cultural, training, medical, religious or institutional occupiers, subject to any necessary consents. A particular advantage of the property is its private parking area to the rear, providing valuable off-street parking for staff and visitors. The property occupies a prominent position on Langsett Road within the popular Hillsborough district of Sheffield. Langsett Road forms part of a busy commercial corridor connecting Hillsborough with Sheffield City Centre and benefits from a mix of retail, leisure, professional and community uses. The area contains a significant concentration of commercial premises and retail clusters, creating a strong local trading environment. The location benefits from excellent accessibility via the Sheffield Supertram network and numerous bus routes, with Langsett Road being a key public transport corridor into and out of the city. Hillsborough is widely recognised as one of Sheffield's strongest suburban centres, serving a large residential population and attracting visitors from across north-west Sheffield. The area offers an extensive range of independent retailers, cafés, supermarkets, leisure facilities and community services. The property's position on Langsett Road provides exposure to regular pedestrian and vehicular movement throughout the day, supported by nearby shops, public transport stops and surrounding residential neighbourhoods. The street forms part of a well-established commercial area with a substantial number of business premises and retail occupiers.

Local residents frequently highlight Hillsborough's strong range of amenities, independent businesses, tram connectivity and accessibility, helping to sustain consistent activity throughout the district centre. Suitable For The premises may be particularly suitable for:

- * Educational and training providers
- * Medical or healthcare operators
- * Community organisations
- * Charities and non-profit groups
- * Religious organisations
- * Cultural and arts uses
- * Professional practices
- * Therapy and wellbeing services

(subject to planning and statutory requirements)

Legal costs-

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS Please do not hesitate to contact our commercial department for more information or would like to arrange a viewing.

Hallam Hills Ltd

1. St Marys House

9-11 London Rd,

Sheffield

S2 4LA

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.



Features:

Free Hold

Office and storage space

Other License _____

Ready Immediately

Car parking space

Easy access to city centre

Easy access to motorways



Phone: 0114 327 8853

Email: ask@hallamhills.co.uk

www.hallamhills.co.uk

