

FOR SALE

RETAIL

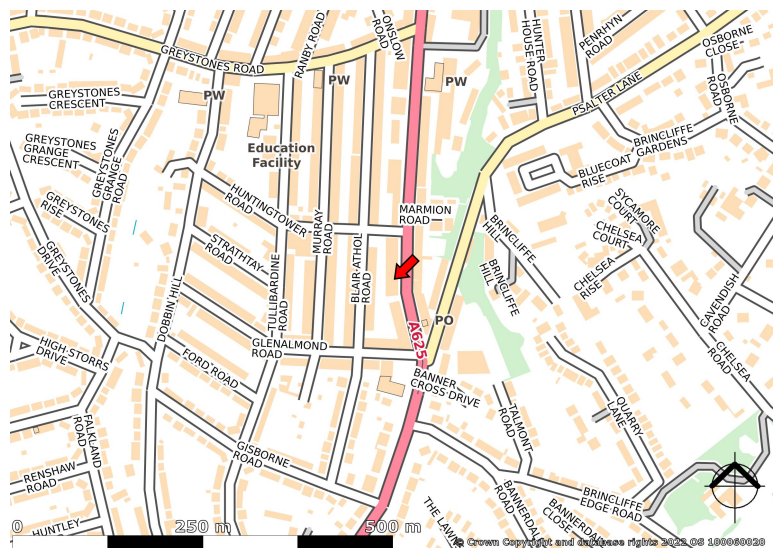
ON THE INSTRUCTION OF BARCLAYS BANKING GROUP

**GRAHAM
SIBBALD**



924 Ecclesall Road, Sheffield, S11 8TR

- High Street Location
- Situated in the heart of the Town Centre
- High Levels of Vehicle Traffic
- Arranged over Ground and Basement Floors





LOCATION

Banner Cross is a suburb of Sheffield approximately 2.5 miles south west of the City Centre and benefits from a large student population.

Ecclesall Road is the prime retail destination serving the area.

The premises occupy a highly prominent trading location fronting Ecclesall Road where nearby occupiers include Sainsburys Local, Hallmark and numerous local retailers and leisure operators.

ACCOMMODATION

The premises are arranged over ground floor only and comprise the following approximate area:

Ground Floor	486 sqft	(45.15 sqm)
Basement	158 sqft	(14.67 sqm)

TENURE

The premises are freehold. Further details available upon request.

PRICE

Upon application.

RATES

The premises have a rateable value of £11,000. Interested parties are advised to verify this information via the Local Rating Authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

VIEWINGS

Strictly by appointment with Graham + Sibbald

To arrange a viewing please contact:



Conor Mulloy

Director

conor.mulloy@g-s.co.uk

0161 302 5312

07841661990

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: June 2022