

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



345 SHARROW VALE ROAD, HUNTERS BAR, SHEFFIELD S11 8ZG

Rent: £12,500 per annum exclusive

Size: 625 sq ft (58.02 sq m)

- Busy suburban shopping area benefiting from recent local investment.
- Suitable for a variety of uses
- Hot Food Retail Use Classes allowed
- Free short term car park nearby
- Previously used as and complete with all cafe equipment
- Potential for zero business rates payable

LOCATION

The property is located on Sharrow Vale Road close to the junction with Cowlshaw Road, approximately 2 miles from the City Centre in the suburb of Hunters Bar. The premises are part of a parade of terraced retail property. Nearby occupiers include The Lescar Public House, The Mediterranean Restaurant and The Mogul Rooms. Conde Nast Traveller has described Sharrow Vale Road as 'one of the coolest neighbourhoods in the UK' and Sheffield equivalent to Notting Hill.

Situated near to the public car park outside the Lescar Public House the location is very prominent.



DESCRIPTION

The property comprises of a ground floor retail unit incorporating kitchen servery and WC to the rear.

The premises have been operating as a successful cafe business for many years. There is substantial basement freezer storage.

SERVICES

It is understood that all mains services including gas are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Servery	20.6	221
Rear Seating Area	21.6	232
Basement Storage	16.0	172
TOTAL	58.2	625



PLANNING

It is understood that the property has Hot Food use classification for retail, financial and professional services, restaurant, offices, clinics, health centre and day nursery. Whilst the property is suitable for a variety of uses interested parties should contact Sheffield City Council to satisfy themselves as to their proposed use.

RENT

£12,500 per annum exclusive.

VAT

VAT is not payable on the rental and/or any service charge or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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LEASE TERMS

The property is available by way of a new 3, 6 or 9 year full repairing and insuring lease.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £7,400.

TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

Available from the Agents upon request.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: PO

751.1228405 14/B Orgreave/345 Sharrow Vale Road

For more information, visit eddisons.com

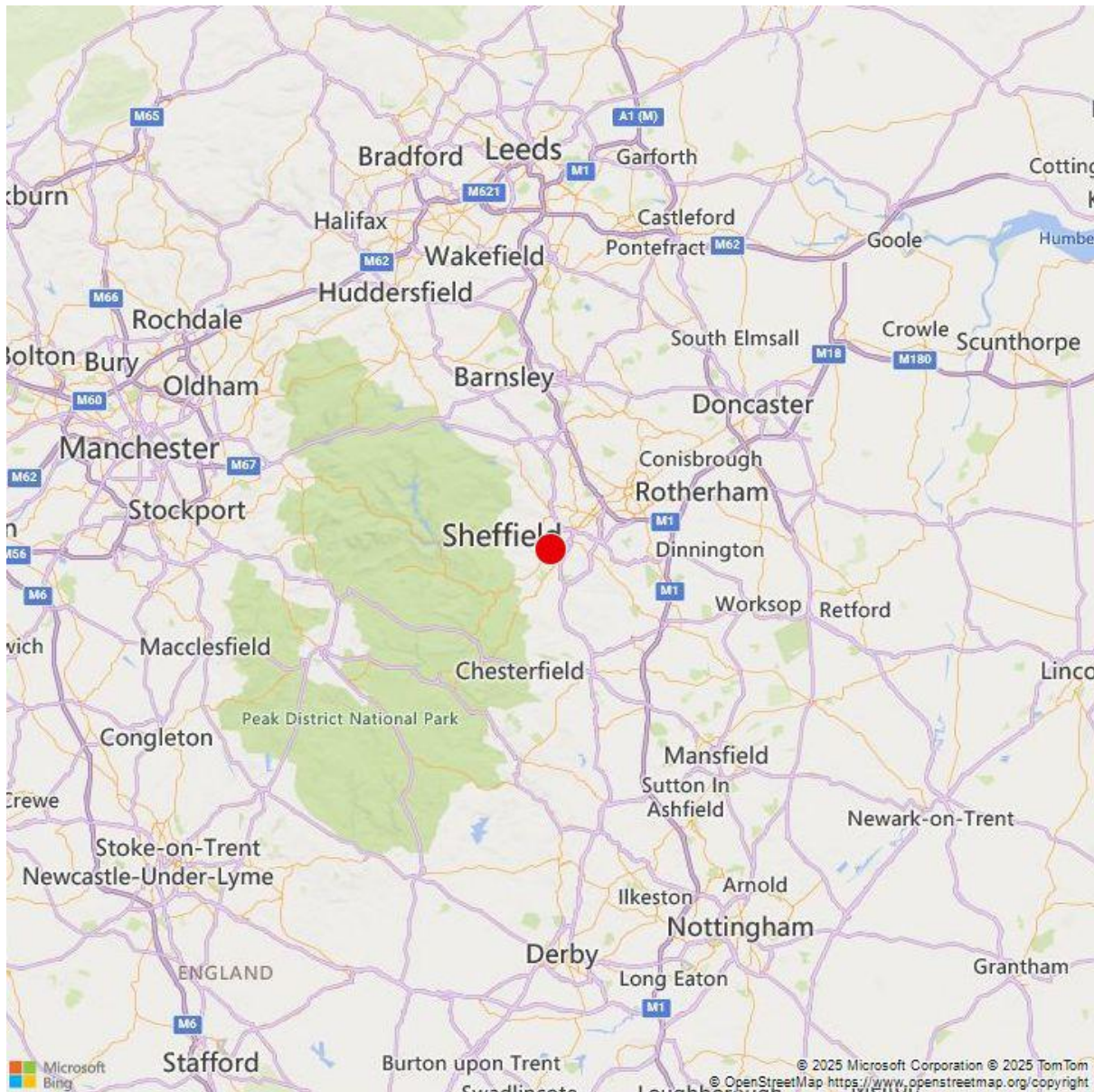
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