

TO LET

Andrew Miller

Chartered Surveyors

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DOUBLE FRONTED SHOP WITH A2 CONSENT



977/979 ECCLESALL ROAD SHEFFIELD S11 8TN

LOCATION

The property occupies a prime position on Ecclesall Road in the busy Banner Cross retail area. The property has excellent frontage to Ecclesall Road (A625) and is approximately 2 miles south west of the City centre.

Nearby are a wide variety on national and local occupiers including David Inman Opticians, Blundells Estate Agents, Saxton Mee Estate Agents, The Real Meat Company, Barclays Bank Banner Cross Hotel and Sainsburys Local.

DESCRIPTION

The shop comprises a **Sales Area** on the ground floor of approximately 45 sq m (483 sq ft), with a gross frontage of around 10 m (33 ft) and a net internal width of 8.84 m (29 ft). There is a central entrance door and large display windows to either side.

The upper ground floor has a **Private Office** of 16 sq m (172 sq ft), **Storeroom** of 5.7 sq m (61 sq ft), **Kitchen/Staff Room** of 10.3 sq m (110 sq ft) and separate wc.

The shop has aluminium windows, suspended ceilings and air conditioning.

There is rear access to the property via a gated sideway and a narrow 'forecourt' area to the front of the shop.

EPC Rating D - a copy of the EPC is available on request.

SERVICES

All main services are available to the property, however their capacities are not known and interested parties should make their own enquires to the service providers, as appropriate.

RATING

The Valuation Office website shows that the property has a Rateable Value of £17,000.

PLANNING

The property has the benefit of A2 (financial services) use, although should also be suitable for most A1 retail uses. All enquiries should be made to Sheffield City Council Planning Department.

LEASE TERMS & RENTAL

The shop is available on a new lease, subject to five yearly upward rent reviews on full repairing and insuring terms. The ingoing tenant will also be responsible for all ingoing legal costs.

Rental offers are invited in the region of £17,000 per annum plus vat.

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