

RETAIL

TO LET



143-145 Abbeydale Road, Heeley, Sheffield
S7 1FE

Eddisons

143-145 ABBEYDALE ROAD

HEELEY, SHEFFIELD, S7 1FE



Agreement

To Let



Detail

Retail



Rent

£8,300 pax



Size

67.2 sq m (723 sq ft)



Location

Sheffield, S7 1FE



Property ID

751.

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BA (Hons)

Director

paul.oddy@eddisons.com

07855 463945

0114 244 9121

Property

The property comprises a pair of interconnecting retail units with ancillary storage to the rear and cellar.

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 ²	ft ²
Ground Floor		
Serving, Preparation and Retail	38.5	414
WC	-	-
Store	-	-
Basement		
Storage	28.7	309
Total NIA	67.2	723

Energy Performance Certificate

Available from the Agents.

Services

We understand that mains water, electricity, gas 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 Sui Generis (hot food takeaway) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Sheffield City Council
Description: Shop and Premises
Rateable Value: £8,700

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

Tenure

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

Rent

£8,300 per annum exclusive

VAT

VAT may be charged in addition to the rent and/or any service charge or other items or payments detailed above at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Abbeydale Road at its junction with Wolsely Road, approximately 1 mile from Sheffield City Centre.

The premises are in a popular suburban area of Sheffield and is located on a busy junction.





