

RETAIL/OFFICE

TO LET



333-335 London Road, Sheffield
S2 4NG

Eddisons

333-335 LONDON ROAD

SHEFFIELD, S2 4NG



Agreement

To Let



Detail

Retail/Office



Rent

£17,400 pax



Size

66.3 sq m (714 sq ft)



Location

Sheffield, S2 4NG



Property ID

751.173085

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BA (Hons)

Director

paul.oddy@eddisons.com

07855 463945

0114 2449121

Property

The available premises comprise a self-contained double suite arranged across the ground floor plus extensive basement. The property contains its own WC's. The accommodation provides two retail areas plus 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		
Two Retail Frontages	37.0	398
Three Stores	29.4	315
WC's	-	-
Basement		
Stores	79.8	859
Total NIA	146.2	1,572

Energy Performance Certificate

Rating: C(58)

Services

We understand that mains water, electricity 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 Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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: £6,900

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed with a proportionate contribution for the upkeep of the fabric of the building being provided.

Rent

£17,400 per annum exclusive

VAT

We understand that VAT may be payable on the rental and/or any other payments detailed above. Interested parties are recommended to take their own professional advice.

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 the east side of London Road close to its junction with Asline Road in the Sheffield suburb of Highfield within 1/4 mile of Bramall Lane Football Stadium.







