

Gifford Dixon

Commercial Property

TO LET



7 Middlewood Road, Sheffield, S6 4GU

Ground Floor Retail/ Office Premises

1047 Sq. Ft. (97.29 Sq. M.)

£18,000 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

The property is situated in a prominent town centre location and enjoys a double corner frontage onto both Hillsborough Road and Middlewood Road, which is a busy and established retail location in the Hillsborough area of Sheffield.

DESCRIPTION

The property comprises a traditionally constructed two storey end terraced property, with rendered brick elevations to the front beneath a pitched slate covered roof. The premises benefits from being largely glazed to the ground floor, which allows a generous amount of natural light as well as useful display frontages.

The ground floor consists of a largely open plan sales/office area, with meeting room to the rear and separate kitchen and toilet facilities off. The upper floor is not in use at present and the internal entrance to this has been boarded over, so has not been included for the purpose of this brochure. This space may though be available by negotiation.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition : -

| Ground Floor | Sq. M. | Sq. Ft. |
|-------------------------|--------|---------|
| Main sales/ office room | 66.96 | 721 |
| Storage/ meeting room | 19.85 | 214 |
| Kitchen | 7.57 | 81 |
| Storage | 2.91 | 31 |

Plus W/C facilities to the rear of the ground floor and sales area.

RENT

£18,000 per annum.

VAT

We understand that VAT is not applicable to the rent on this property.

EPC

We understand than an EPC has been commissioned and will be available on request.

LEASE TERMS

The premises are available on a new FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

POSSESSION

Vacant possession is available on completion of all legal formalities.

BUSINESS RATES

Rateable Value (2017 List) - £17,250

Rates payable are believed to be in the region of £8,470 (based on the rate of 49.1p/£ for 2019-2020)

You may qualify for some small business rate relief on this unit. Interested parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

VIEWINGS

Strictly by appointment with the sole agent.



Steven Gifford-Dixon

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Subject to contract
2nd December 2019

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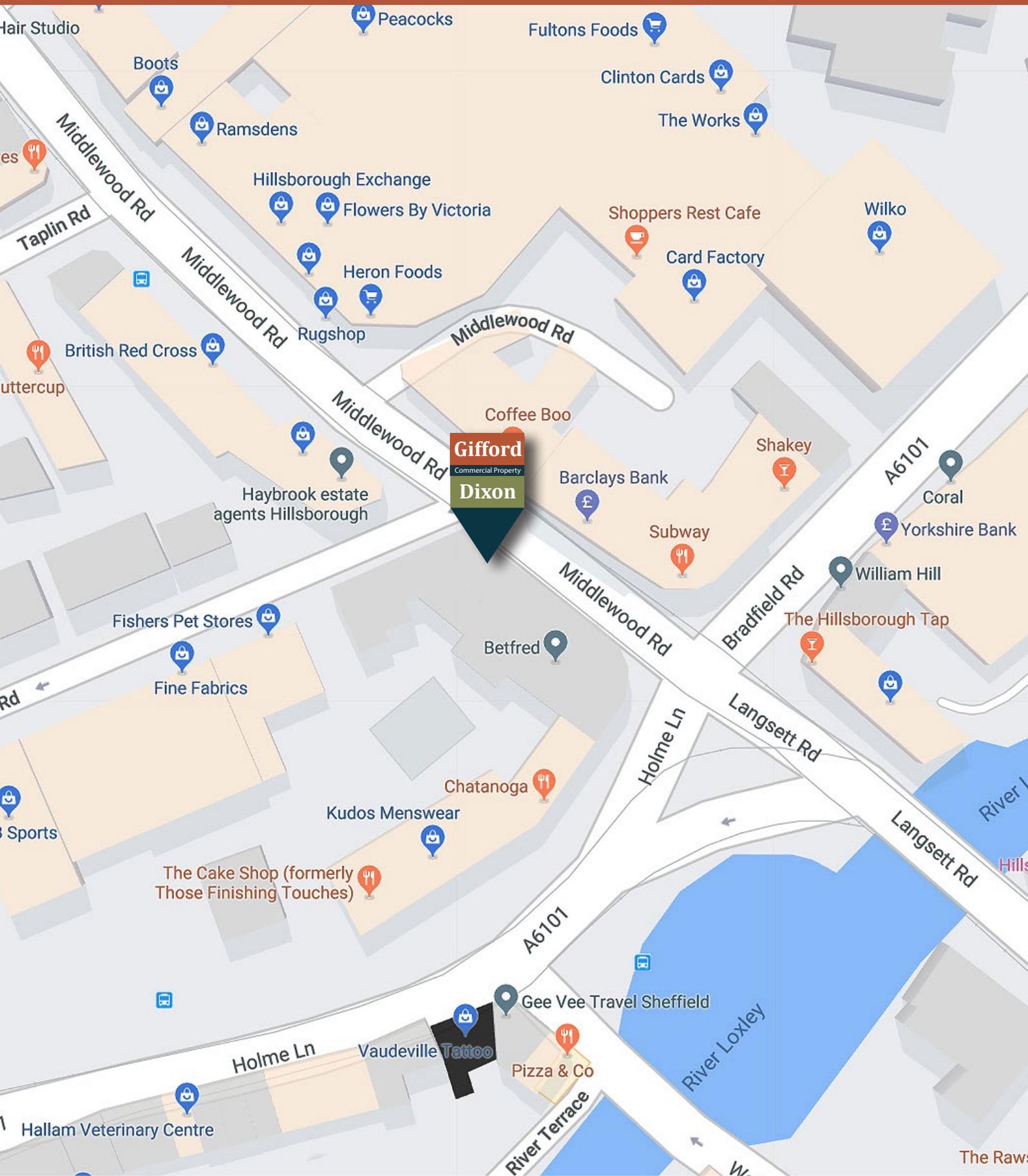
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