

Gifford Dixon

Commercial Property

TO LET



5 Middlewood Road, Sheffield, S6 4GU

Ground & First Floor Commercial Premises

1360 Sq. Ft. (126.32 Sq. M.)

£18,000 per annum

gifforddixon.co.uk

0161 667 1317

LOCATION

The property is situated in a prominent town centre location along Hillsborough Road, which is a busy and established retail location in the Hillsborough area of Sheffield.

Other nearby operators include Betfred, Subway, Barclays Bank, and Specsavers opticians.

DESCRIPTION

The property comprises a traditionally constructed two storey mid 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 retail space, with storage room to the rear and a staircase leading to the first floor, where a large storage and private office room can be found together with toilet facility.

ACCOMMODATION

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

Ground Floor	Sq. M.	Sq. Ft.
Retail space	690	64.14
Retail storage	44	4.1
First Floor		
Storage space	199	18.48
Office room	426	39.6

Plus W/C facilities to the rear of the first floor space.

RENT

£18,000 per annum.

EPC

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

BUSINESS RATES

Rateable Value (2017 List) - £17,890 (split across 3 assessments)

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.

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.

PERMITTED USE

Following recent government guidance the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020 come into force on 1st September 2020.

This property will thereafter be classified as 'E' (commercial, business and service uses) which we understand will allow the free movement of uses that fall within this new classification without the need for planning.

Permitted uses here will therefore include the current uses of A1 (shop), A2 (financial & professional services), A3 (café & restaurant), B1 (offices, research and development), D1 (clinics, health centres, creches, day nurseries), D2 (recreation and fitness)

VAT

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

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.

POSSESSION

Vacant possession is available on completion of all legal formalities.

VIEWINGS

Strictly by appointment with the sole agent.

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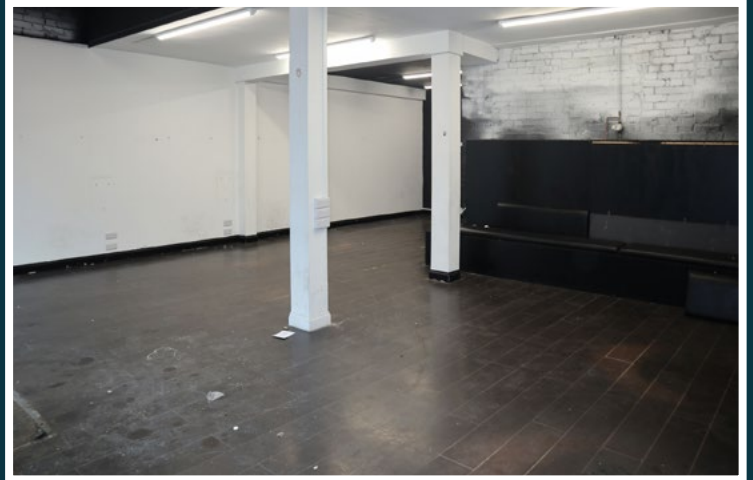
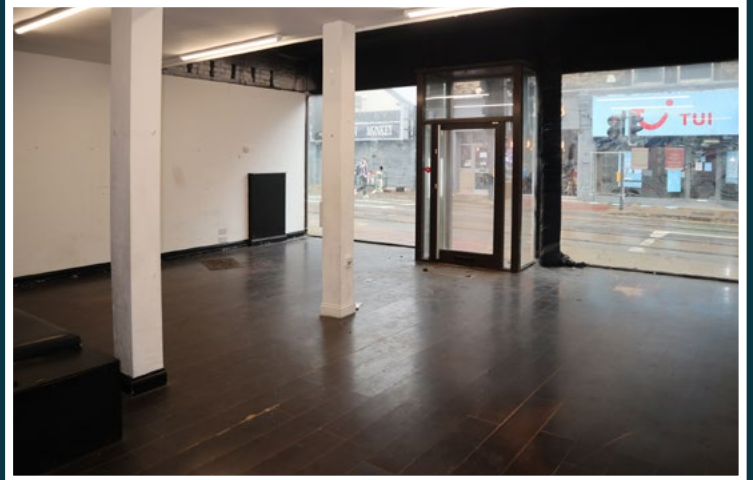
Steven Gifford-Dixon

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Subject to contract
11th August 2020

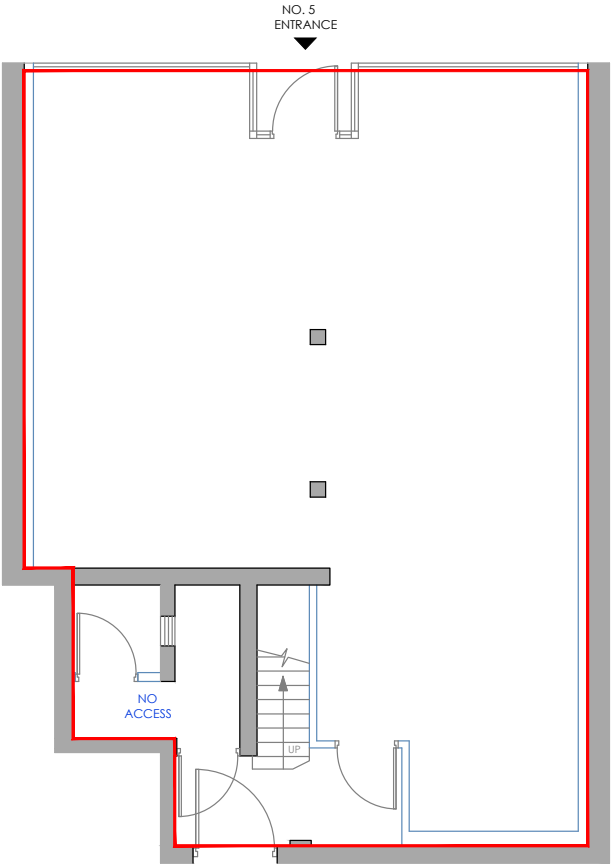
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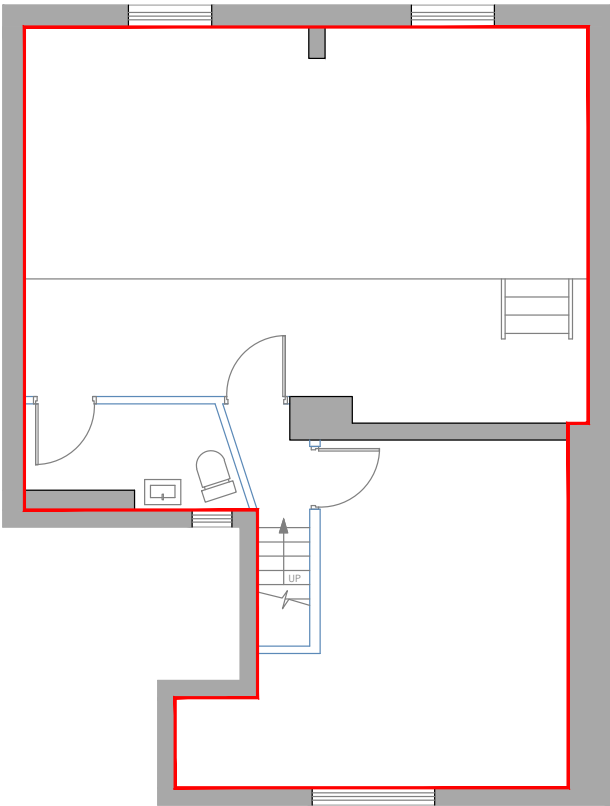
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MIDDLEWOOD ROAD

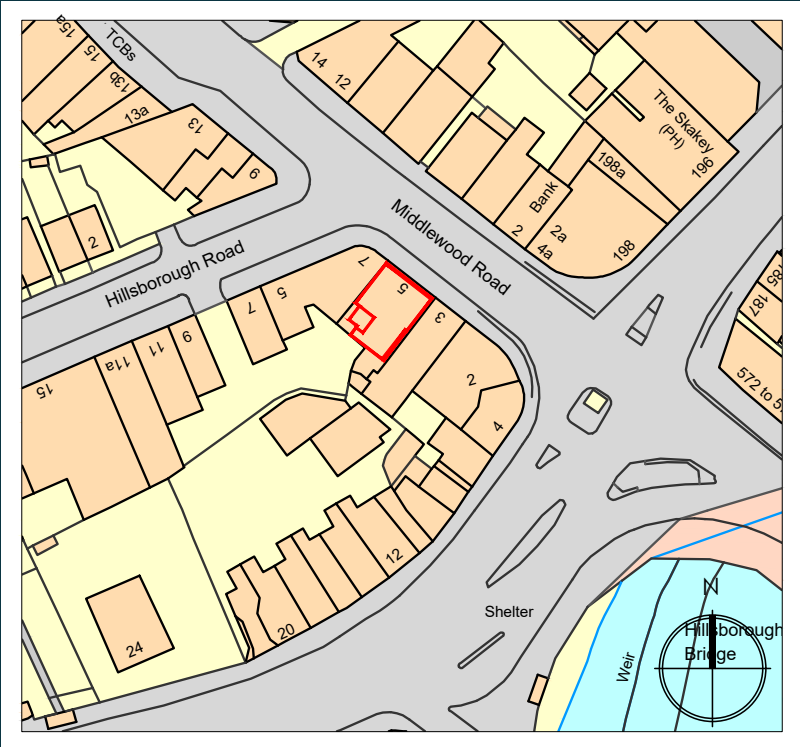


GROUND FLOOR

MIDDLEWOOD ROAD

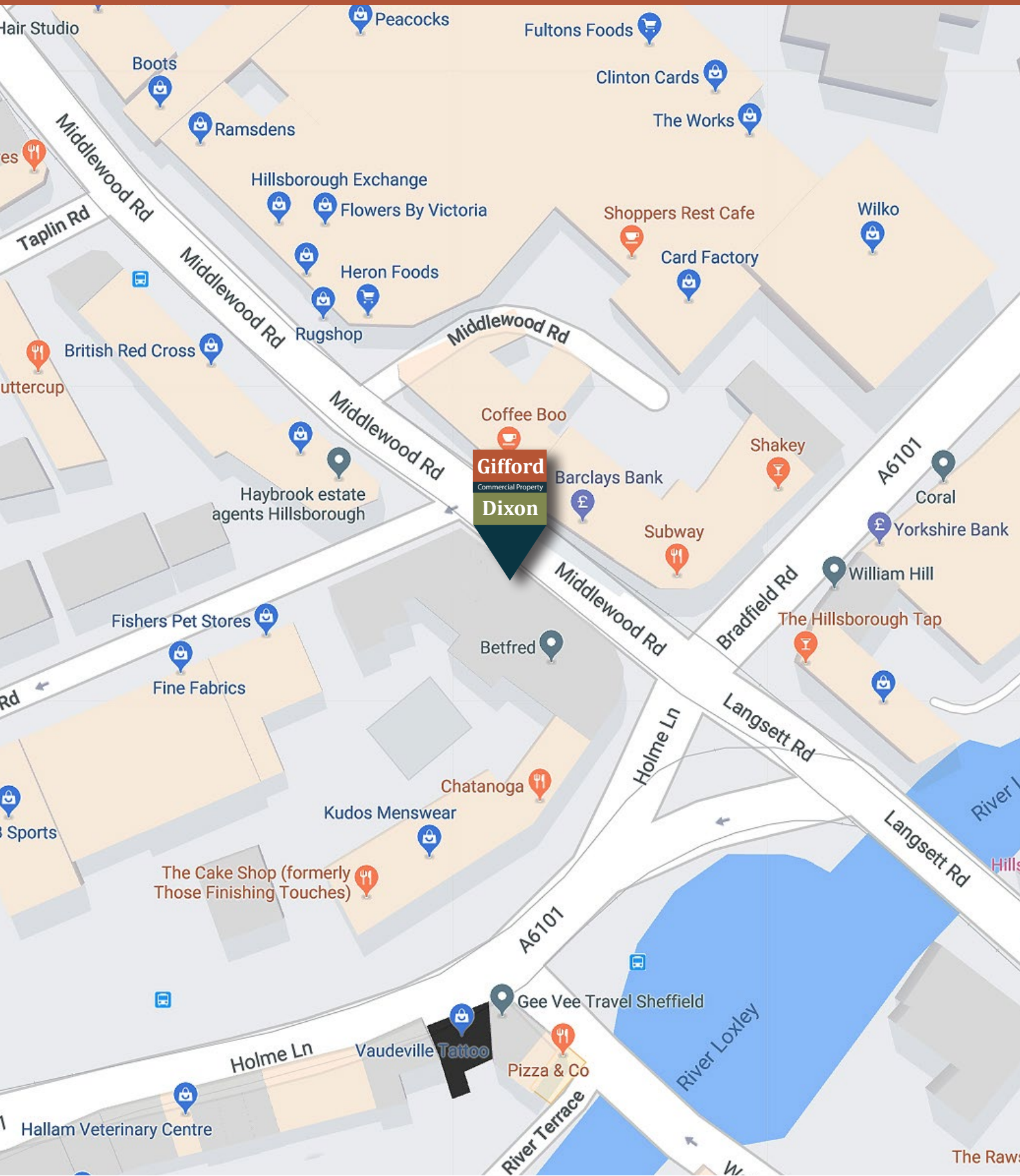


FIRST FLOOR



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