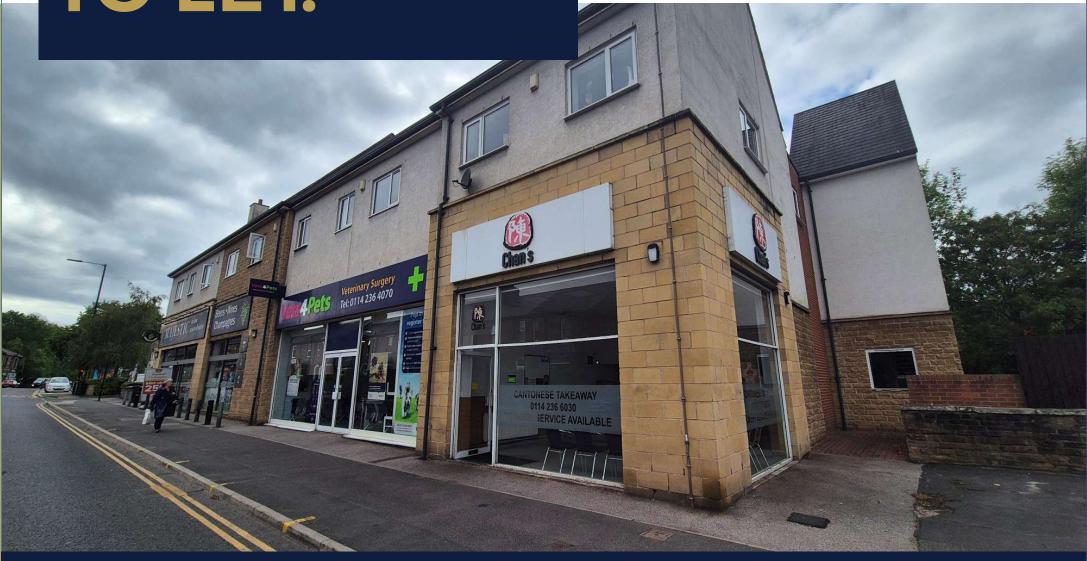
## RETAIL / FOOD RETAIL UNIT

TO LET.





- Prominent Retail / Takeaway Unit
- 98.01 Sq M (1,055 Sq Ft)
- Customer Car Park

- Fronting Busy Roadside Location
- Popular Area
- Suit Various Retail / Food Retail Uses





#### **DESCRIPTION**

A well located modern retail unit of 1,055 sq ft suitable for a range of retail, and food retail units, most recently used as a takeaway.

- 98.01 Sq M (1,055 Sq Ft)
- Busy roadside location fronting the popular Abbeydale Road
- Secure customer and staff car park
- Predominantly open plan retail space
- Most recently used as a takeaway
- Suit various retail, food retail, takeaway, restaurant uses
- Incentives may be available
- Frontage from Silver Street and Market Place
- Next to Vets4Pets and Majestic Wines
- Over 15,000 vehicle movements pass the site daily



#### **LOCATION**

Located fronting the busy Abbeydale Road close to the junction of Archer Road and Springfield Road. Situated in the Millhouses area of Sheffield, which is an affluent and popular neighbourhood. Vets4Pets and Majestic Wines are located within the retail parade, being long standing tenants.

Abbeydale road is one of the main arterial routes leading to and from Sheffield City Centre. Located less than 2 miles south of Sheffield City Centre and is within a local suburb of retailers and commercial occupiers primarily serving the residential areas of Netheredge and Abbeydale. Abbeydale Road is home to a wide variety of local independent traders including restaurants, cafes, and various other retail uses. Aldi, Tesco and Sainsburys, McDonalds and Pure Gym are located nearby.





SAT NAV: S7 2QF

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**UDGES.BRICK.SHIELD** 



## **ACCOMMODATION**

The property has an internal area of  $98.01 \, \mathrm{Sq}$  M  $(1,055 \, \mathrm{Sq} \, \mathrm{Ft})$ 

# ASKING RENT / TERMS

Asking £21,000 per annum exclusive

Available on terms to be agreed however a minimum term of 5 years is preferred.

#### **BUSINESS RATES**

The Rateable Value is £12,500 – please note this is not the rates payable.

Qualifying occupiers may benefit from Business Rates Relief.



### **SERVICES**

Mains services including 3phase power supply and gas are connected.

#### VAT

Rent quoted is exclusive but may be subject to VAT.

#### **EPC**

Rating: TBC

#### **AML**

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

#### **VIEWINGS**

By appointment with the Sole Agents below:

#### **Ben Flint**

07494735001 • 01302 639838 ben@flintrealestate.co.uk

#### Alexandra De Freitas

07538844869 • 01302 639838 alexandra@flintrealestate.co.uk



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