

# RETAIL / FOOD RETAIL UNIT TO LET.

• 962 ABBEYDALE ROAD •  
• SHEFFIELD • S7 2QF •



- 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**



**UDGES.BRICK.SHIELD**





## ACCOMMODATION

The property has an internal area of 98.01 Sq M (1,055 Sq 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.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



## SERVICES

Mains services including 3-phase 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.

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared October 2025