

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Unit 5, Old Forge Business Park, London Road, Heeley,
Sheffield S2 4HG**



- **Retail Trade Unit**
- **In Popular Business Park close to Halfords, CEF & Boots**
- **Ample Shared Car Parking**
- **Easy Access to City Centre**
- **2,527 sq ft**

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LOCATION

The unit fronts the A61 London Road at Heeley which is the main arterial route into Sheffield from the south. Access is via Guernsey Road.

There are a number of local and national businesses in the immediate vicinity including Halfords, Boots Opticians, Xercise 4 Less and City Electrical Factors (CEF).

DESCRIPTION

The property comprises a single storey portal steel frame unit with an open warehouse retail area, WC, kitchen and office to the rear. In addition, there is a small mezzanine. The eaves height is 4.18 m.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	2,293 sq ft	(213.0 sq m)
Mezzanine	234 sq ft	(21.7 sq m)
Total	2,527 sq ft	(234.7 sq m)

PLANNING

We understand the property has the benefit of an open A1 Retail use. Prospective tenants should make their own enquiries with Sheffield City Council regarding future uses.



RATES

The premises are currently assessed for rates as follows: -

Showroom & Premises Rateable Value - £25,250

LEASE

The unit is held on an existing 6-year lease expiring on 10th July 2024. An assignment of the lease is proposed.

RENT

The current rent is £29,000 per annum, rising to £31,000 per annum in July 2020 with an open market review in July 2021.

VAT

VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at the joint agents, Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

February 2020