

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



145C HATFIELD HOUSE LANE, SHEFFIELD, SOUTH YORKSHIRE S5 6HX

Rent: £5,750 per annum

Size: 268 sq ft (24.9 sq m)

- Prominent position in a busy parade of shops.
- Ideal for various retail uses.
- Available on new lease.

LOCATION

The property is located within a parade of ground floor retail units to the northern side of Hatfield House Lane close to the junction with Sacey Avenue near to Firth Park and Shiregreen. Hatfield House Lane runs between Barnsley Road (A6135) and Bellhouse Road (B6086) approximately 6km (4 miles) north of Sheffield City Centre.



DESCRIPTION

The property comprises a ground floor lockup retail unit of brick construction with double pitched roof over and has the benefit of an external rear WC.

SERVICES

Mains water and electricity are connected to the property.

ACCOMMODATION

UNIT	M ²	SQ FT
Ground Floor		
Sales Area	16.5	178
Rear store/preparation area	8.37	90
Outside WC		
TOTAL	24.87	268

RENT

The rent £5750

VAT

VAT is not payable on the rental and/or any payments detailed above.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease at an asking rent of £5,750 per annum.

BUSINESS RATES

Rateable value is £3,350 from 1st April 2023.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

EPC

E - 117

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with sole agents:- Eddisons

Conway House
1 Blackburn Road
Sheffield
S61 2DW

Contact:- stephanie.brooke@eddisons.com
0114 244 9121

Ref:

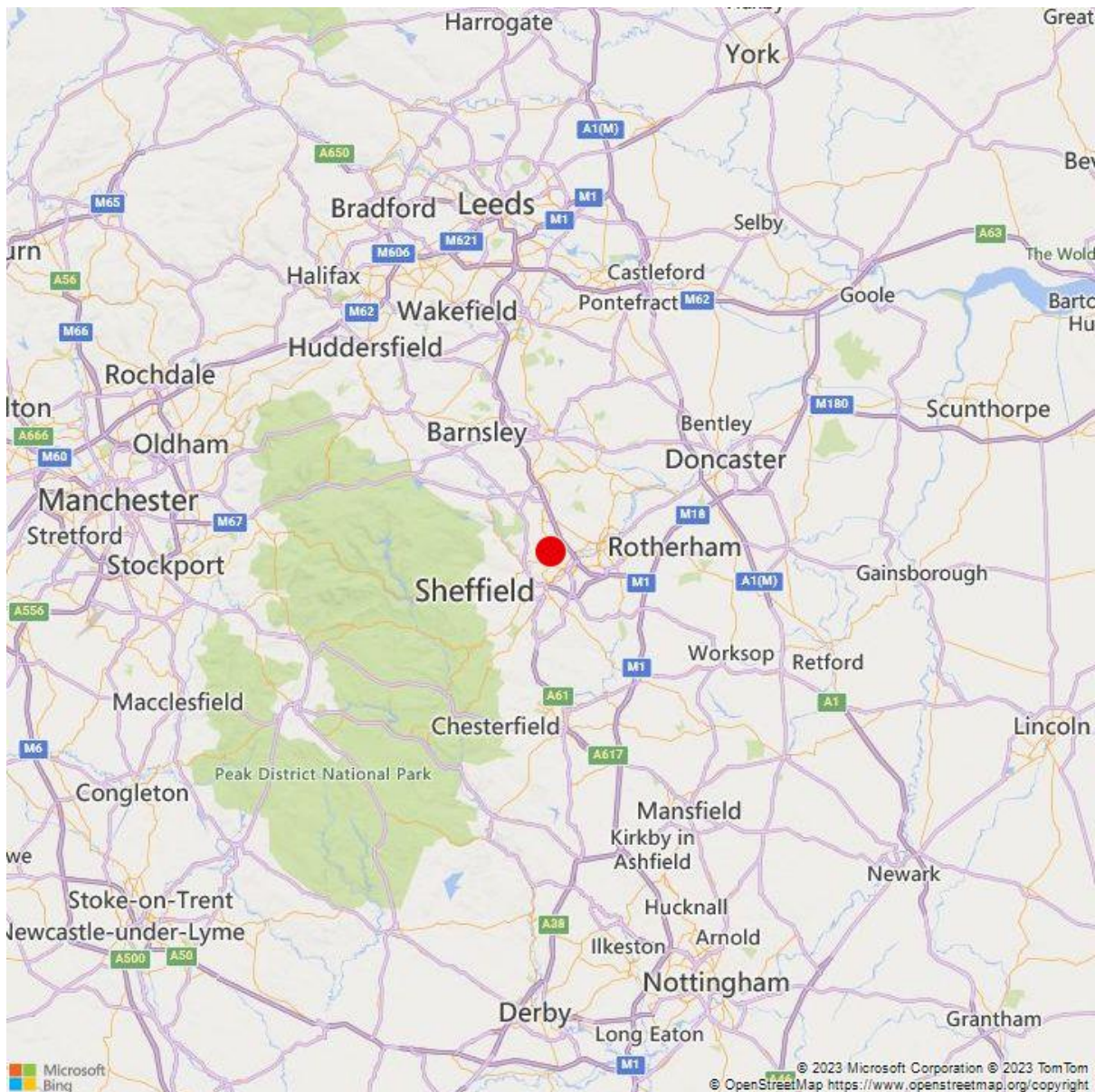
For more information, visit eddisons.com
T: 0114 2449121

Important Information

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Eddisons

Incorporating Fernie Greaves



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