

TO LET.

Retail / takeaway unit located within a prominent suburban retail parade.



190 Crookes, Sheffield, S10 1TG.

Approximately 813 sq ft (75.54 sq m) – suitable for retail / hot food uses (subject to planning).

Location.

The property is situated within the well established Crookes area of Sheffield on the main thoroughfare of Crookes, benefiting from easy access to Sheffield City Centre approximately 2 miles away. Crookes is home to a variety of local and national retail / leisure occupiers, including Sainsburys, Domino's Pizza, Beres and Pom Kitchen.

Description.

The property provides a ground floor retail unit with prominent frontage on Crookes. The accommodation is configured to provide a front sales counter area, with a large fully fitted kitchen to the rear, which also includes extraction and a cold store unit. The premises are fitted to a specification to include LED lighting and W/C facilities. Externally, the premises benefit from a rear car park, within which 1 car parking space is allocated to the property. Within the car park there is a separate garage which can be utilised for storage by an occupier should this be required.

Accommodation.

The accommodation provides the following an approximate Net Internal Area (NIA):

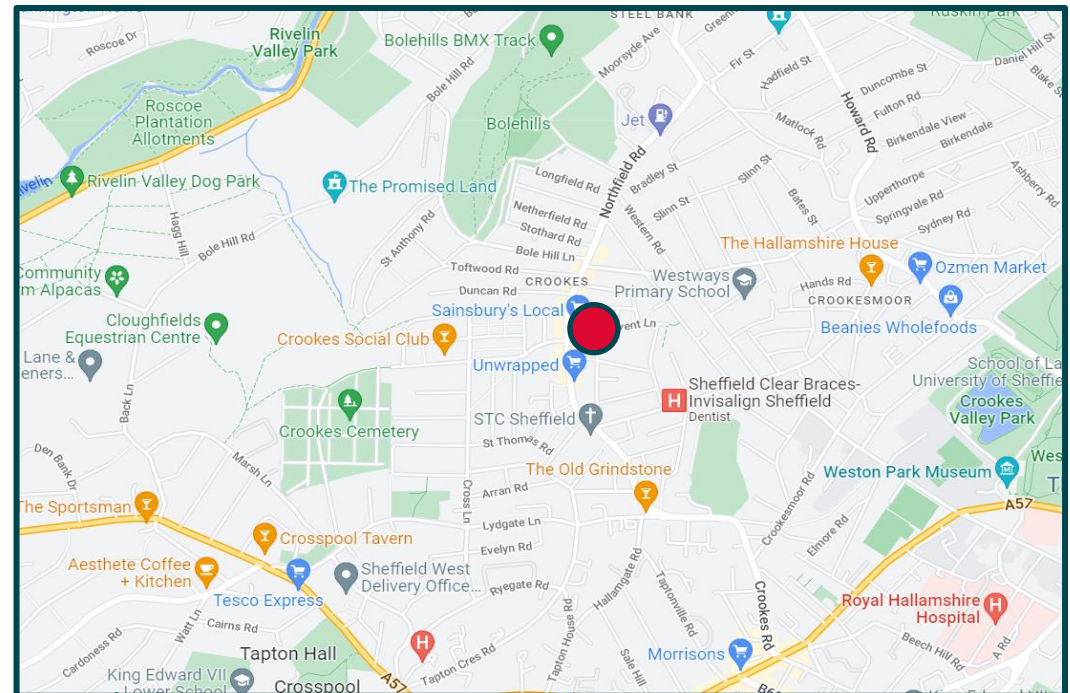
Description	Sq m	Sq ft
Ground Floor Retail	75.54	813

Terms.

The accommodation is available to let on a new effective full repairing and insuring (FRI) lease on terms to be agreed.

Quoting Rent.

£17,500 per annum exclusive.



Business Rates.

The premises have a Rateable Value of £15,500.

Rates payable as of 2022/3 are 51.2p into the £. Interested parties should verify this with their local Valuation Office.

EPC.

A full copy of the EPC Report is available upon request.

Due Diligence.

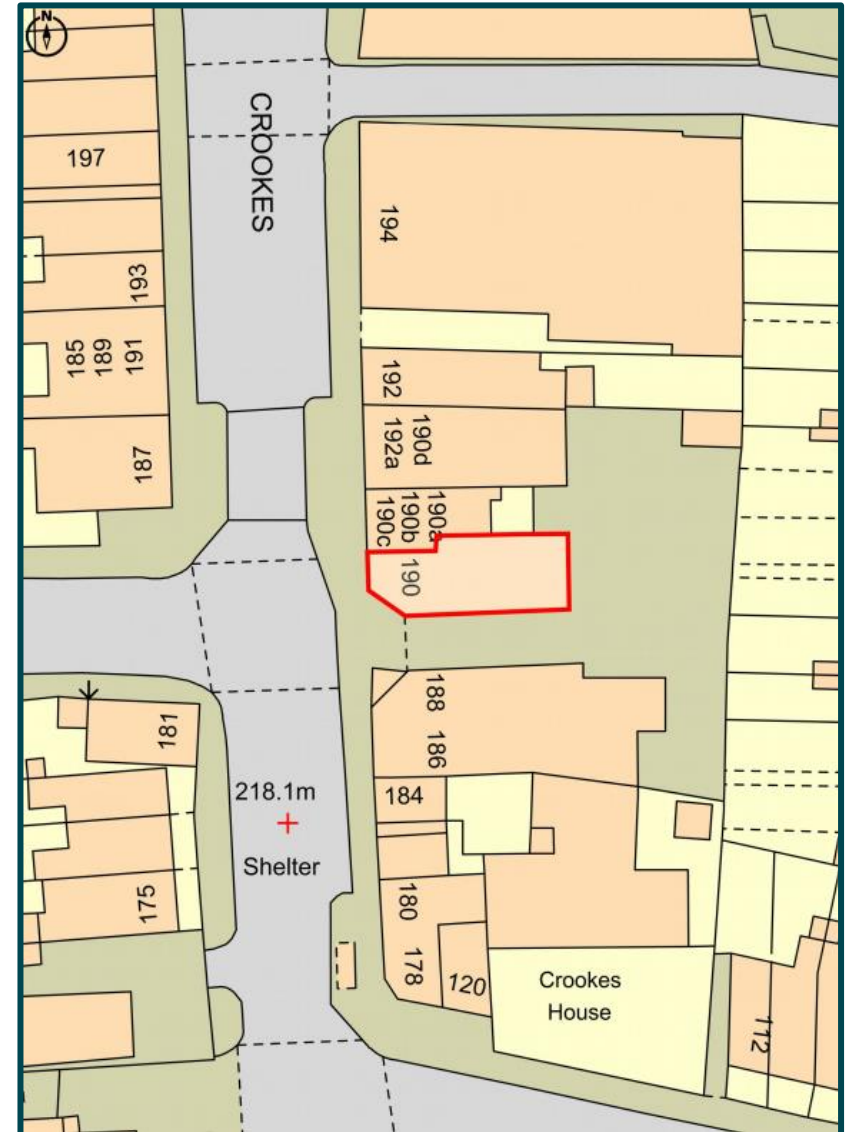
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.





Contact.



For further information, or to arrange a viewing, please contact agents:

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Particulars dated October 2022. Photographs dated October 2022.

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