

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



40 BELLHOUSE ROAD, SHEFFIELD, SOUTH YORKSHIRE S5 6HL

Rent/Price: £9,500 per annum

Size: 746 sq ft (69.3 sq m)

- Prominent location in a busy parade of shops.
- Ideal for various retail uses.

## LOCATION

The property is situated in a parade of retail sales shops approximately 20 yards away from the junction with Bevercotes Road and forming part of a neighbourhood shopping parade in the centre of the densely populated residential area of Firth Park.

Firth Park benefits from the immediate residential catchment area and also benefits from being located approximately two miles west of Junction 34 of the M1 Motorway and Sheffield City Centre being approximately four miles away.



## DESCRIPTION

The property comprises a ground floor sales shop with kitchenette and storage and WC to the first floor along with further storage to the second floor.

## SERVICES

Electricity and water are connected to the property.

## EXTERNALLY

The property has a small garden/yard to the rear.

## ACCOMMODATION

Ground Floor

Sales shop - 325 sq ft - 30.22 sq m

Kitchen - 53 sq ft - 4.90 sq m

Store - 48 sq ft - 4.44 sq m

First Floor

Store - 197 sq ft - 18.38 sq m

WC -

Second Floor

Store - 122 sq ft - 18.38 sq m

Basement

## RENT

£9,500 per annum exclusive

## LEASE TERMS

The property is available to let on a new full repairing and insuring lease.

## BUSINESS RATES

£5,700 Rateable Value

## EPC

D-100

## 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 the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Stephanie Brooke

Stephanie.Brooke@eddisons.com

(0114) 2449121

Ref: SB

For more information, visit [eddisons.com](http://eddisons.com)

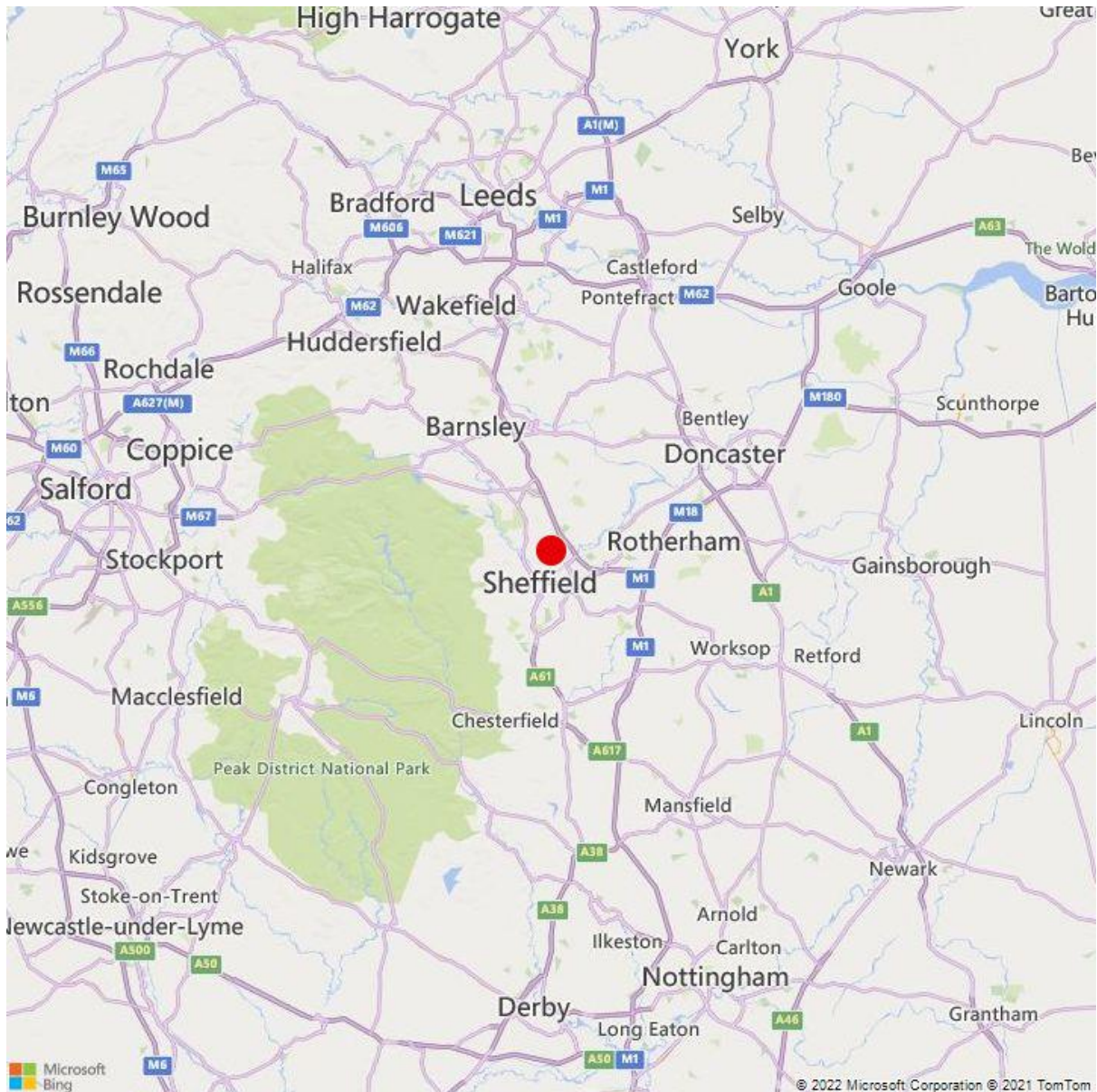
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### Important Information

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# Eddisons

Incorporating Fernie Greaves



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