

Retail Unit

To Let



987 Ecclesall Road, Sheffield  
S11 8TN



### Key Features

- Flexible Layout – suitable for a variety of retail uses
- Ground Floor retail unit with separate preparation area and WC to rear
- Immaculate condition throughout – ready for immediate use
- High footfall location – on a main arterial route into Sheffield City Centre
- High end residential area – excellent local demographics in Banner Cross
- Good on street parking – high visibility to passing traffic



#### Agreement

To Let



#### Type

Retail



#### Rent

£10,000 pax



#### Size

37.4 sq m (403 sq ft)



#### Location

Sheffield, S11 8TN



#### Property ID

751.1239475

**For Viewing & All Other Enquiries Please Contact:**

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## Property

An excellent opportunity to rent an immaculate retail unit in one of Sheffield's most desirable neighbourhoods. Situated on this thriving section of Ecclesall Road in the heart of Banner Cross, the premises benefits from strong passing trade and excellent visibility, making it ideal for an ambitious retailer looking to establish themselves in a proven location.

The space lends itself perfectly to a wide range of retail uses. Its spacious layout and prominent frontage make it easily configured for boutique retail, cafe use, specialist food, lifestyle services or other customer facing businesses.

Additionally, the wider building structure has been extensively renovated, including a brand new roof, offering peace of mind and smooth operations for the incoming tenant.

## Services

The property benefits from mains water, electricity and drainage, all currently connected. While these services have not been independently tested and cannot be warranted, prospective tenants are encouraged to carry out their own checks with utility providers to confirm suitability for their intended use.

## Tenure

The property is available To Let by way of a new 3, 6 or 9 year Internal Repairing and Insuring (IRI) lease, where the tenant is responsible for the internal repair and upkeep of the unit only.

## Floor Space & Layout

The unit has been configured to maximise usable space, offering a bright, open and highly practical trading area. A spacious, flexible ground floor layout is easy to adapt for a new tenant's needs. The shop benefits from a well proportioned retail area to the front, with a separate preparation room and WC to the rear, making it ideal for a wide range of retail uses. Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Retail	22.7	245
Rear Prep Area	14.7	158
WC	-	-
Total NIA	37.4	403

## Energy Performance Certificate

Rating: D (92)

## Rent

£10,000 per annum exclusive.

## Planning & Use

The premises is suitable for a wide variety of potential uses as it falls within **Use Class E**. This allows a broad range of commercial activities including retail, financial and professional services, restaurants, offices, clinics and health centres. Prospective tenants are advised to check with **Sheffield City Council's** Planning Department to confirm that their proposed use complies with planning requirements.

## Rates

Premises of this size usually qualify for **Small Business Rates Relief**, meaning no business rates may be payable. Prospective tenants should make their own inquiries with the **Charging Authority** to confirm their individual position.

- Charging Authority: Sheffield City Council
- Description: Shop and Premises
- Rateable Value: £8,200
- Period: 1 April 2026

## Legal Costs

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

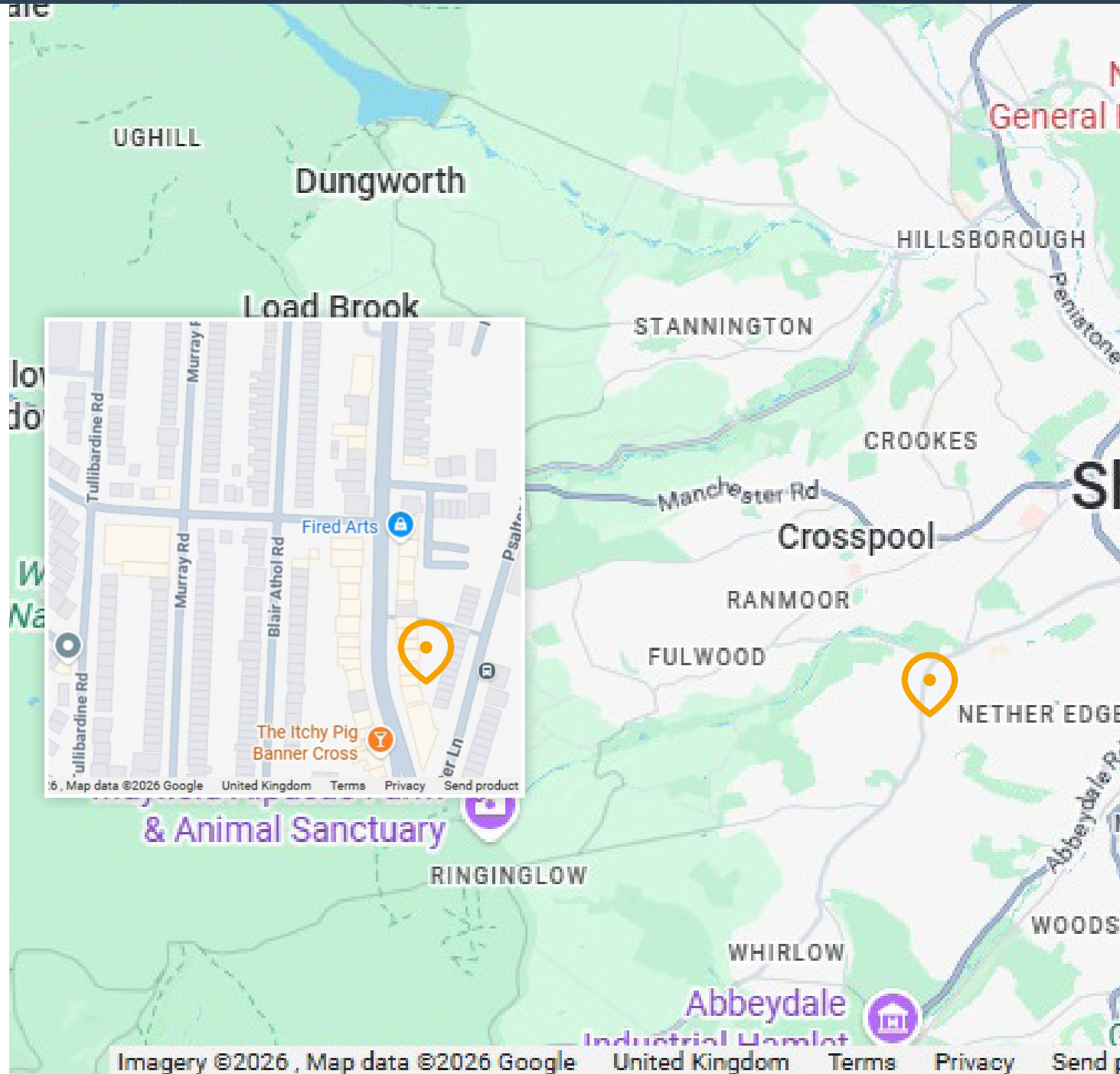
## Anti-Money Laundering

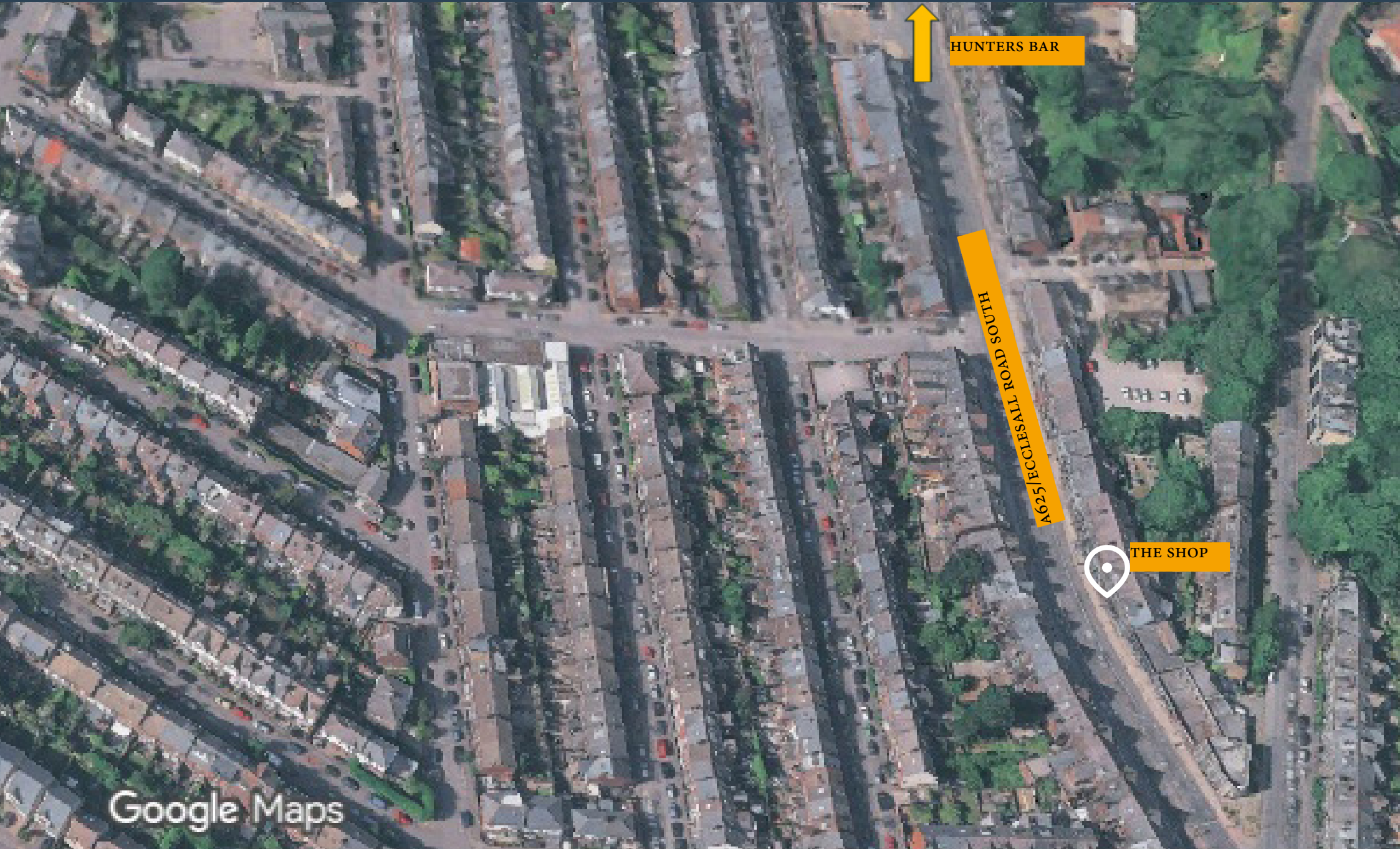
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

987 Ecclesall Road is situated in the sought after Banner Cross district, close to the junction with Psalter Lane and approximately three miles from Sheffield City Centre. This is a popular section with a parade of former terraced houses converted into retail units, surrounded by established independent shops, cafés and neighbourhood amenities.

The area benefits from strong footfall, excellent transport links and a loyal local customer base. Nearby occupiers include Sainsbury's Local, David Inmans opticians and The Banner Cross Public House, reinforcing its position as one of Sheffield's most attractive trading locations.





HUNTERS BAR

A625 / ECCLESALL ROAD SOODHILL

THE SHOP

Google Maps



