



## 697 Abbeydale Road, Sheffield, S7 2BE

Ground Floor Retail plus Basement - LET

<b>Tenure</b>	To Let
<b>Available Size</b>	495 sq ft / 45.99 sq m
<b>Rent</b>	£6,975 per annum
<b>Rateable Value</b>	£2,800 We anticipate the property would qualify for small business rate relief.
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Ground floor retail premises situated in high profile location
- Amongst a variety of shops, cafes, takeaways, etc
- Fronting Abbeydale Road location in south west Sheffield

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## Summary

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<b>Rent</b>	£6,975 per annum
<b>Rateable Value</b>	£2,800 We anticipate the property would qualify for small business rate relief.
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a ground floor retail premises with ancillary basement accommodation. The accommodation includes plastered walls, ceiling lights, and benefits from electric security shutters. The property has most recently been used for a beauty / hair shop use.

## Location

Located on a busy retail parade with frontage to Abbeydale Road. Nearby occupiers include Dough Truck Pizza, Abbeydale Pharmacy, Northtown Kitchen, Vegan Fast Food as well as a various other local traders.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	161	14.96
1st	334	31.03
<b>Total</b>	<b>495</b>	<b>45.99</b>

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 697, Abbeydale Road, Sheffield, S7 2BE

Description: Shop and premises

Rateable Value: £2,800

An ongoing tenant should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

## Lease Terms

The property is available to let by way of a flexible terms for a term to be agreed.

## Rent

£6,975 pa. We are informed VAT is NOT payable on the rent.

## Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease

## Viewing Arrangements

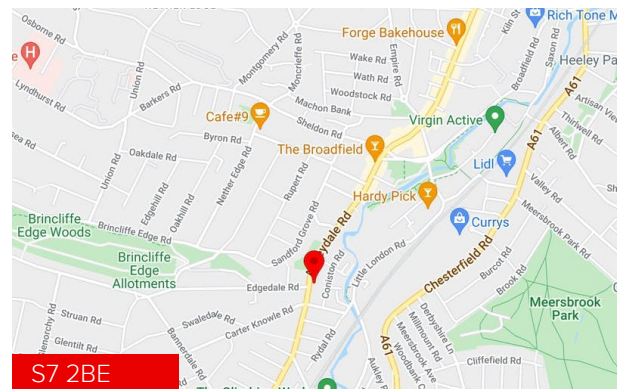
For further information or viewings, please contact the sole agent:

Francois Neyerlin

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Email: francois.neyerlin@smcommercial.co.uk

## Video



## Viewing & Further Information

**Francois Neyerlin**

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● - <https://www.youtube.com/watch?v=cK0myAtek-o>



