

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## GROUND FLOOR RETAIL PREMISES

247 Crookes, Sheffield S10 1TF

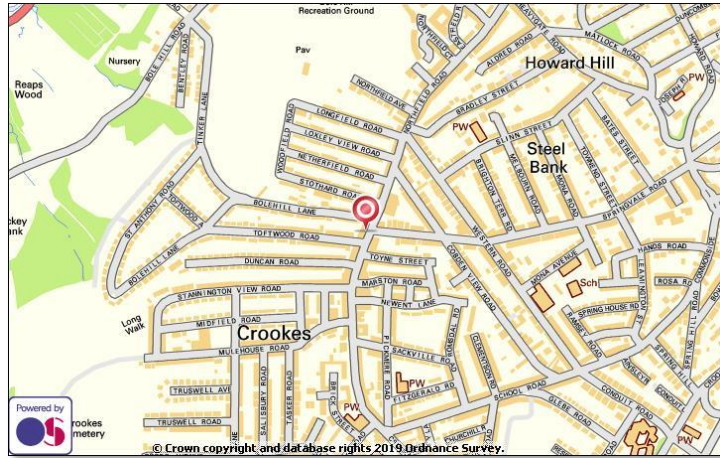
- 41 SQ. M. (441 SQ. FT.)
- Ground floor open plan retail unit with basement storage
- Located along a popular shopping parade
- Suitable for a variety of uses (Subject to consent)

**TO LET**

**LOCATION**

The premises are located on Crookes, centrally located within the busy retail parade. Crookes is some 1.5 miles to the North west of Sheffield city centre, accessed via A57.

Surrounding occupiers include national and local tenants; supermarkets, estate agents, restaurants, bars, hairdressers and florists.



**DESCRIPTION**

The property comprises a self contained, ground floor, open plan retail unit with a glazed front display to Crookes. The property benefits from useful basement storage accessed internally.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	41.08	442
Basement	17.24	185
<b>TOTAL</b>	<b>58.32</b>	<b>627</b>

**BUSINESS RATES**

The premises have a rateable value of £9,000. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**TERMS/RENT**

The property is available by way of a new internal repairing and insuring lease at a term to be agreed at an asking rent of £10,000 per annum exclusive.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

Each party is to be responsible for their own costs.

**Energy Performance Certificate** HM Government  
Non-Domestic Building

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**SAXTON MEE LTD**  
247 CROOKES  
SHEFFIELD  
S10 1TF

**Certificate Reference Number:**  
8202-0496-2930-7996-3103

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

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**Energy Performance Asset Rating**

More energy efficient

**A+**

0-25

**B**

26-50

**C**

51-75

**D**

76-100

**E**

101-125

**F**

126-150

**G**

Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**73**

This is how energy efficient the building is.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Jake Bond  
Tel: 0114 276 0151  
Email: [jake@markjenkinson.co.uk](mailto:jake@markjenkinson.co.uk)

**Disclaimer – February 2019**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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