

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



RETAIL PREMISES

707 Abbeydale Road, Sheffield – S7 2BE

- 46.16 sq m (497 sq ft)
- Suitable for a variety of retail/commercial uses (subject to necessary consents)
- Popular location fronting Abbeydale Road
- Self contained ground floor retail premises

TO LET

LOCATION

The property is situated fronting Abbeydale Road in an increasingly busy shopping parade directly opposite Martyn Kemp opticians.



DESCRIPTION AND ACCOMMODATION

The property comprises a self contained ground floor retail premises which is deceptively large having a front display area and a large rear room.

The property has staff kitchen and WC facilities.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	46.16	497

BUSINESS RATES

The premises have a rateable value of £3,350. 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

TERMS

The property is available by way of a new lease at rent of **£7,500** per annum exclusive payable quarterly in advance.

MONEY LAUNDERING

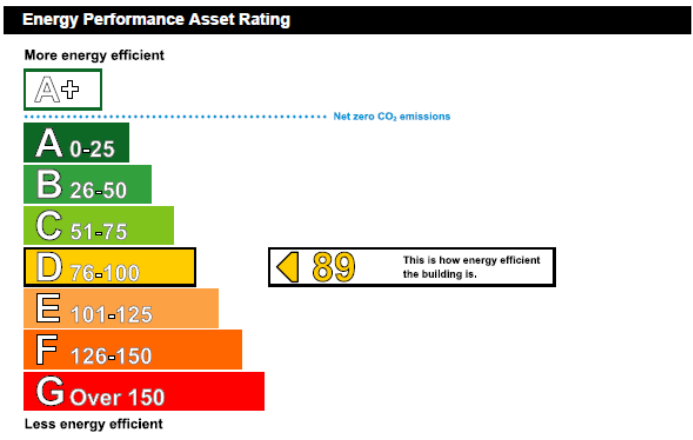
In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact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

Energy Performance Certificate HM Government
Non-Domestic Building

707 Abbeydale Road
 SHEFFIELD
 S7 2BE

Certificate Reference Number:
 0510-0830-8622-3799-2002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



VAT & COSTS

VAT - TBC.
 Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

For further information please contact the agents – Mark Jenkinson and son
 Surveyor acting: Philip Dorman MRICS
 Tel: 0114 276 0151
 Email: philip@markjenkinson.co.uk

Disclaimer – Feb 2020

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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