To Let

548-550 Langsett Road, Hillsborough, Sheffield, S6 2LX

Double Fronted Retail Unit with Basement

Tenure	To Let
Available Size	1,572 sq ft / 146.04 sq m
Rent	£15,000.00 per annum
Rateable Value	£10,500.00 Small Business Rates relief should be available parties. We would advise prospective parties to verify the matter with the local rating office.
EPC Rating	D (95)

Key Points

- Prime location on Langsett Road.
- Historic A1 retail, now E class planning consent (allows A1, A2, A3, B1 & D1 Uses)
- Total Net Internal Area: 146 sq m (1,572 sq ft)
- High footfall location next to a busy tram stop
- Next to Costa Coffee.

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Summary

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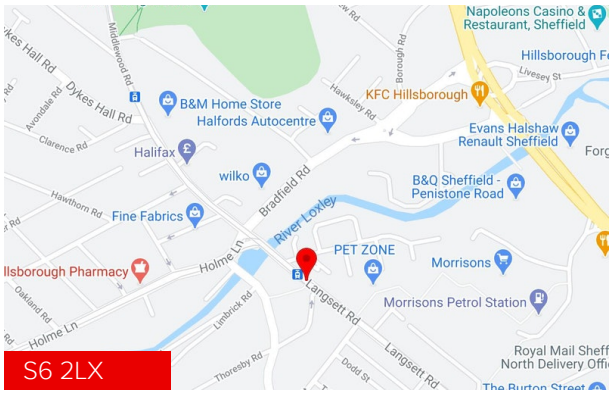

Description

The property is a ground floor shop with double frontage providing excellent visibility. It has basement storage, kitchen and WC facilities on the ground floor. The property was most recently occupied as a discount retailer. The location benefits from a high pedestrian flow, proximity to tram and bus stops and Hillsborough Barracks. The property has the benefit of mains water, electricity and drainage.

Location

The subject property is located on Langsett Road in the suburb of Hillsborough which is approximately 3 miles North of Sheffield City Centre. Langsett Road and Middlewood Road provide a good local shopping centre for the surrounding residential area. Occupiers within the area include Costa Coffee, Wetherspoon, Fellas hairdressing, South Yorkshire PTE, Morrisons and Subway. In addition to this there are also various local traders, bars, restaurants and take way outlets in the area.

Accommodation

The property provides the following net internal areas:
Ground Floor Sales: 84 sq m (904 sq ft)
Kitchen 6 sq m (54 sq ft)
WC
Basement Store: 56 sq m (603 sq ft)

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 548-550 Langsett Road, Sheffield, S6 2LX
Description: Shop and premises
Rateable Value: £10,500

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Planning

The premises are understood to have A1 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with Sheffield planning authority that their use is acceptable under these new changes.

Viewing & Further Information

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Lease Terms / Rent

A new on flexible lease terms is available based upon an initial rental of £15,000 per annum.