

SHOP UNIT

TO LET

**218 FULWOOD ROAD,
SHEFFIELD**

S10 3BB



LOCATION

The premises occupy an excellent trading location on the ever popular Fulwood Road, a main arterial route into the City Centre. Broomhill is a very popular residential area being close to Sheffield University and the Royal Hallamshire Hospital.

The subject property is situated immediately adjacent to Williamsons Hardware and Noodlee with other occupiers in the same parade including; Boots, Morrisons, Sainsburys Local, Costa and Beres.

The premises have rear servicing and benefit from a public car park to the roof of the parade accessed from the rear.

ACCOMMODATION

The premises are arranged on the ground floor only and provide the following approximate dimensions and floor areas:

Description		
Internal Width	16'8"	5.07 m
Shop Depth	52'7"	16.02 m
Ground Floor	766 sq ft	71.16 sq m
First Floor	752 sq ft	69.86 sq m

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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The premises are serviced from the rear at first floor level.

LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

Offers are invited in the region of £31,000 per annum exclusive of VAT, Rates and Service Charge.

RATES

Description	Shop and Premises
Rateable Value (2023)	£25,250
UBR (2025/26)	49.9p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants
Tom Lancaster
T: 0114 279 2852
M: 07837936710
E: tom@paul-lancaster.co.uk

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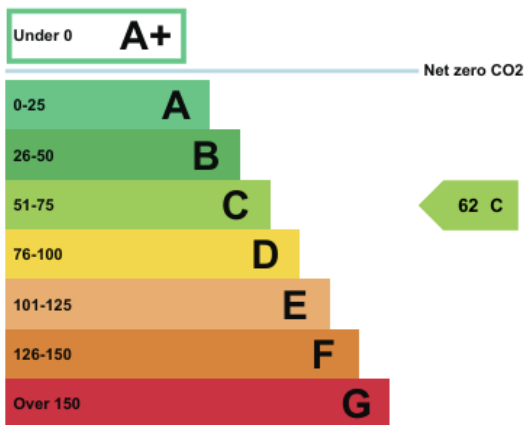
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EPC

Energy rating and score

This property's energy rating is C.



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