



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP UNIT

TO LET

**3 CROOKES ROAD,
SHEFFIELD**

S10 3BA



LOCATION

The premises occupy an excellent trading location on Crookes Road at its junction with 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 Costa with other traders close by including; Boots, Morrisons, Sainsburys Local and Beres.

The premises 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 | 13' 9" | 4.2 m |
| Shop Depth | 39' 8" | 12.13 m |
| Ground Floor | 510 sq ft | 47.4 sq m |
| First Floor | 146 sq ft | 13.6 sq m |

WC facilities are located to the first floor

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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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

£15,750 per annum exclusive of VAT, business rates and service charge.

SERVICE CHARGE

A service charge is levied to cover the cost of repair and maintenance of the common parts which is currently £855 plus VAT per annum.

RATES

| Description | Shop and Premises |
|-----------------------|-------------------|
| Rateable Value (2026) | £15,000 |
| 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

EPC

Available on request

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