



TO LET

1,024 SQ FT
(95.13 SQ M)

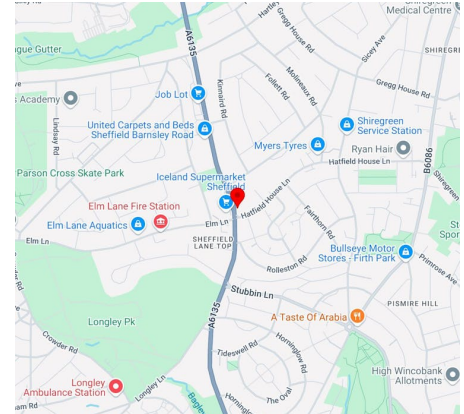
£25,000 PER ANNUM

**Former coffee shop
available to let**

- Prominent roadside location
- Car parking
- Fully fitted
- Adjacent to KFC

822 Barnsley Road

Sheffield Lane Top, Sheffield, S5 0QG



Summary

Available Size	1,024 sq ft / 95.13 sq m
Rent	£25,000 per annum
Rates Payable	£5,364.25 per annum Interested parties are advised to verify this information with the local rating authority.
EPC	Upon enquiry

Location

The property is located at the corner of Hatfield House Lane and Barnsley Road (A6135) at Sheffield Lane Top 3.7 miles north of Sheffield city centre. Nearby occupiers include KFC, Iceland, Greggs and Betfred.

Description

The property comprises a ground floor retail unit currently fully fitted as a cafe. The property benefits from shared parking to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	829	77.02
Ground - Storage	195	18.12
Total	1,024	95.14

Terms

The property is available to let on a new lease on terms to be agreed

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly via appointment with the retained agents



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