



Prime Retail Unit

273 Sq Ft (25.36 Sq M)

- Prime corner location on Glossop Road, Broomhill
- Suitable for a variety of uses - subject to planning
- Kitchen and WC facilities
- Basement space for storage

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Location

The unit occupies a prominent corner position and is situated in the heart of Broomhill on Glossop Road, with a number of high quality and popular businesses in close proximity (including Morrisons, Sainsbury's, Costa Coffee, Boots, Williamsons Hardware, etc).

The location also benefits from a high level of passing trade, both on bus, foot and by car, and is particularly frequented by Sheffield's large student population.

Description

A prime self contained retail unit in the heart of Broomhill. The unit comprises the following:

- a ground floor retail unit (most recently used as a beauty salon)
- currently configured to provide 3 treatment rooms but could be opened up/alterd to accommodate the tenant's business requirements
- kitchen and WC space to the rear
- basement storage area

Suitable as retail, office, restaurant, clinic/health space or other use (subject to planning).

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground- Retail	273	25.36
TOTAL	273 SQ FT	25.36 SQ M

Terms

The property is available to let by way of a new FRI lease. The rent is £8,000 per annum exclusive of rates, VAT and all other outgoings.

VAT

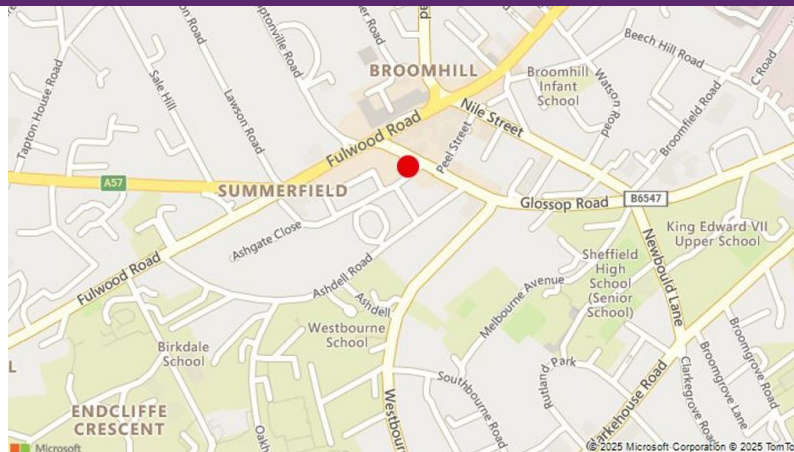
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Occupants should be able to apply for small business rates relief (subject to status)

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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July 2025