



LWE

Commercial Property Advisers

To Let

A2 OFFICE OR RETAIL UNIT

95 Middlewood Road, Sheffield, S6 4GX



◆◆ LOCATED ON A TRAM & BUS ROUTES

◆◆ IMMEDIATELY AVAILABLE

◆◆ DENSELY POPULATED RESIDENTIAL AREA

◆◆ GOOD SHOPPING LOCATION AND FOOTFALL

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

The property is ideally located on the busy Middlewood Road, close to Hillsborough Park Tram Stop. Middlewood Road is the arterial route through the popular district of Sheffield and is home to the main shopping area in Hillborough, leading past Hillsborough Park, and up to the football stadium. Access to the city is via the A61, and Bradfield Road.

Description

The unit comprises a end of terrace two storey property of red brick construction under a tiled pitched roof. The ground floor offers open planned office or retail space, while upstairs provides 2 private offices, along with a small kitchenette and WC. The ground floor benefits from 4.80 metres of fully glazed frontage.

There is an alarm in the building.

Accommodation

The available space is arranged as follows

| Floor | Room | Area (sqm) | Area (sqft) |
|--------------|--------|--------------|-------------|
| Ground | Main | 31.38 | 336 |
| First | Front | 12.46 | 134 |
| First | Middle | 5.13 | 55 |
| Total | | 48.97 | 527 |

Terms

The offices are available by way of assignment for the remainder of the term of the original lease expiring 31st October 2021. The property is immediately available.

Shorter terms will be considered subject to covenant. Please contact agents for details.

Rent

Passing rent of £7,500 pa exclusive of all other outgoings. Rent reviews occur on a three yearly cycle with the next review being 1st November 2012.

Costs

Each party will be responsible for their own costs incurred in this transaction.

Rates

We are advised by Sheffield City Council that the rateable value for these premises is £5,550 pa making rates payable on an occupier £2,258.85 effective from April 2010.

VAT

VAT will be payable on all transactions under

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ

Tel: 01302 361445 | Fax: 01302 739913 | E: enquiries@LWEstates.com | www.LWEstates.com

Ref: 830

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employ of LWE Ltd has the authority whatsoever to warrant information contained herein.