

FOR SALE.

Prime commercial premises located on Ecclesall Road.



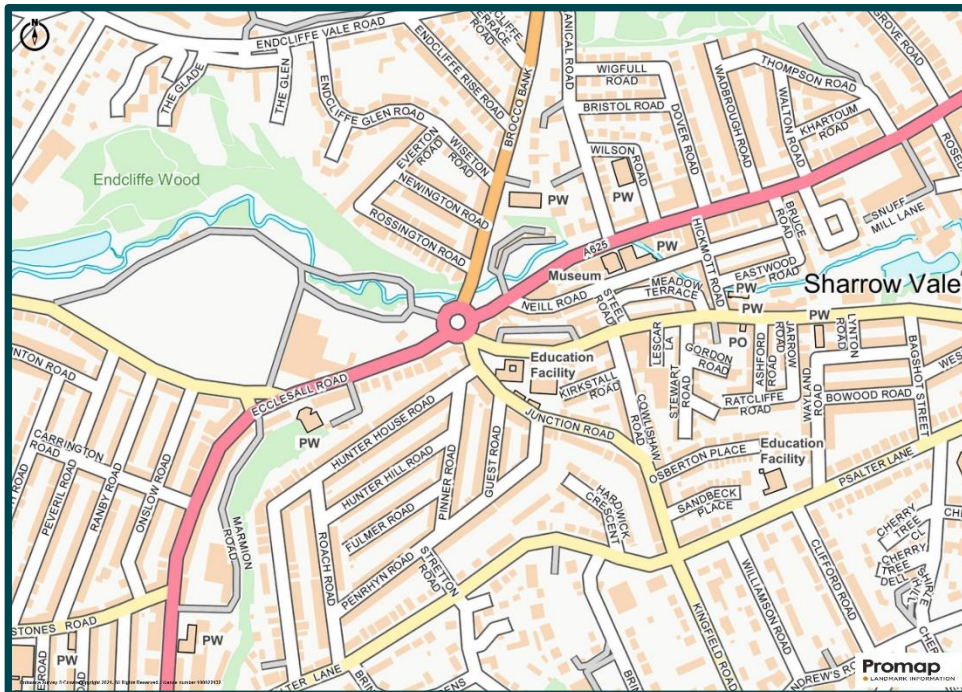
772 – 774 Ecclesall Road, Sheffield, S11 8TB.

Approximately 2,800 sq ft (260.06 sq m) – suitable for a variety of uses (subject to planning).

Location.

The property is situated within the affluent south west suburbs of Sheffield, on what is known as Sheffield's 'Golden Mile', Ecclesall Road. The immediate locality benefits from a range of national, regional and local occupiers with a good range of office, food and beverage and retail operators situated along the road with the likes of The Wildcard, Marmadukes and Co-op Precinct to name but a few within proximity to the property.

Ecclesall Road is one of the principle arterial routes from Sheffield City Centre toward the affluent conurbations of Dore, Whirlow, Totley and beyond to the Peak District.



Description.

The property comprises a three storey commercial property within a prime location fronting Ecclesall Road. The property has been extensively refurbished and extended at ground floor level to provide a expansive open plan front of house sales area and a series of office, consultation rooms and storage to the rear. The upper floors and basement provide a series of open plan areas and useful storage space.

The property provides highly prominent, versatile accommodation that would suit a variety of potential occupiers (subject to planning).

Accommodation.

Description	Sq m	Sq ft
Basement	21.58	232
Ground Floor	141.56	1,524
First Floor	59.61	642
Second Floor	37.31	402
Total	260.06	2,800

N.b. The above total area includes the basement storage.

Key Points.

- Highly prominent commercial premises located on Ecclesall Road – Sheffield's Golden Mile
- Extending to a total of 2,800 sq ft (260.06 sq m)
- Flexible building that would be suitable for a variety of uses - subject to the necessary planning consents
- Fantastic public transport links
- Ample doorstep amenity being in close proximity to Endcliffe Park, Botanical Gardens and several leisure, retail and food / beverage users



Terms.

Offers are invited for the Longleasehold interest.

Tenure.

The property is held Longleasehold for a term of 800 years from 29 September 1898.

Business Rates.

Interested parties are advised to make their own enquiries of Sheffield City Council's Business Rates department.

EPC.

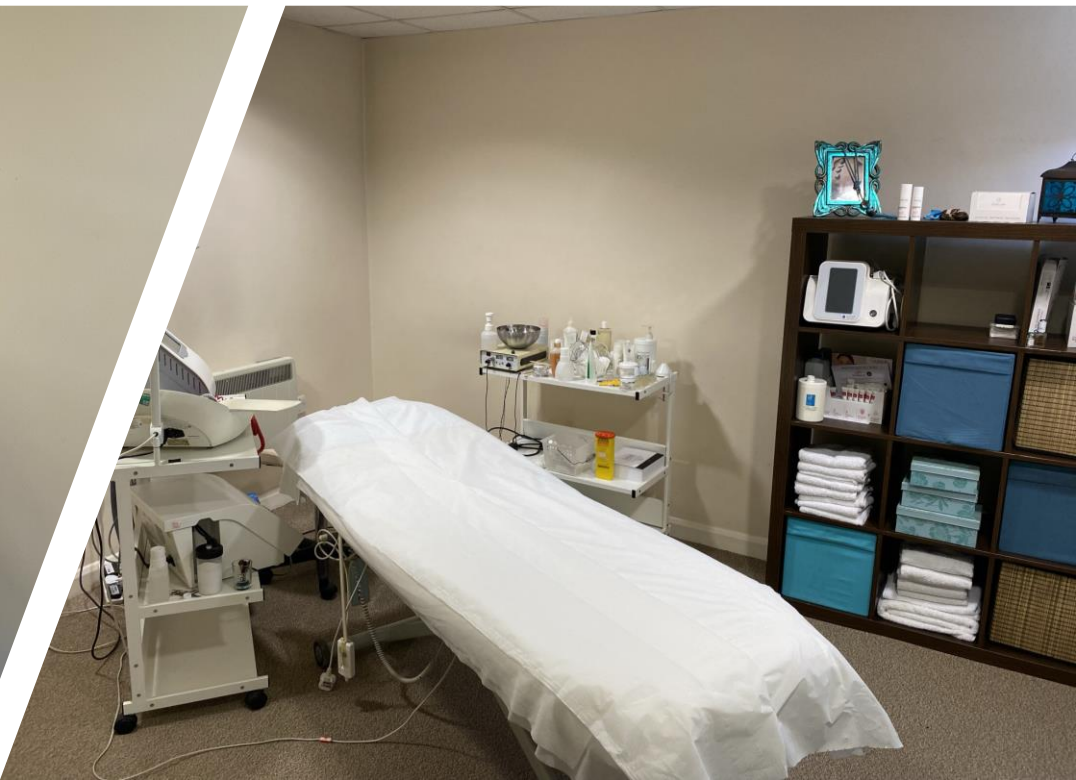
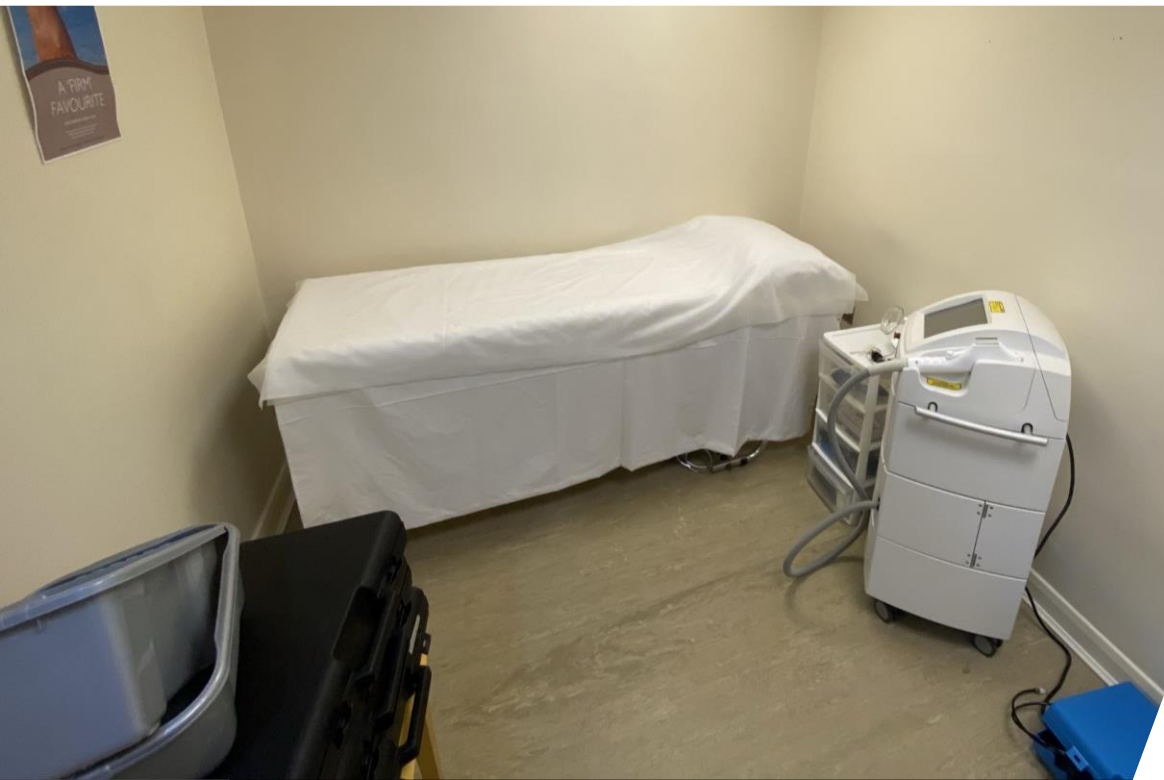
Available on request.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

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



Contact.



For further information, or to arrange a viewing, please sole joint agents:

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Particulars dated November 2021. Photographs dated November 2021.

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