

RETAIL UNIT

TO LET



6 Ridgeway Road, Manor Top, Sheffield  
S12 2SS

Eddisons

# 6 RIDGEWAY ROAD

MANOR TOP, SHEFFIELD, S12 2SS



Agreement

To Let



Detail

Retail



Rent

£11,000 pax



Size

54.2 sq m (584 sq ft)



Location

Sheffield, S12 2SS



Property ID

751.1232573

**For Viewing & All Other Enquiries Please Contact:**

**PAUL ODDY**

**BA (Hons)  
Director**

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## Property

The property comprises of a ground floor open plan retail unit with basement storage.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Retail	54.2	584
WC	-	-
Total NIA	54.2	584

## Energy Performance Certificate

Rating: D(91)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Shop and Premises  
**Rateable Value:** £10,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease. Rental incentives are available in the first year of the term.

## Rent

**£11,000 per annum exclusive**

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

## Legal Costs

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

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is situated to the west side of Ridgeway Road, approximately 50 yards away from its junction with City Road which provides good access to Sheffield City Centre.

Sheffield City Centre is approximately 2 miles to the west via the A616.







