

**HIGH STREET PROPERTY / CLASS E****157 Bradfield Road, Sheffield S6 2BY****Rent: £30,000 PA****Ground Floor Area****1,924 Sq ft / 179 Sq M****TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)****John Peart****Mob: 07785 741198****Email: [johnp@barkerproudlove.co.uk](mailto:johnp@barkerproudlove.co.uk)**

**Location:**

The property is situated on Bradfield Road with nearby retailers including Virgin Money, British Heart Foundation & a number of local businesses. Located directly opposite the newly opened Poundland and popular Hillsborough Exchange Shopping Centre.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

November 2023

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Area	1924	179

**Rent:**

£30,000 per annum exclusive.

**Tenure:**

Premises are available by way of new lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £24,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - Available on request

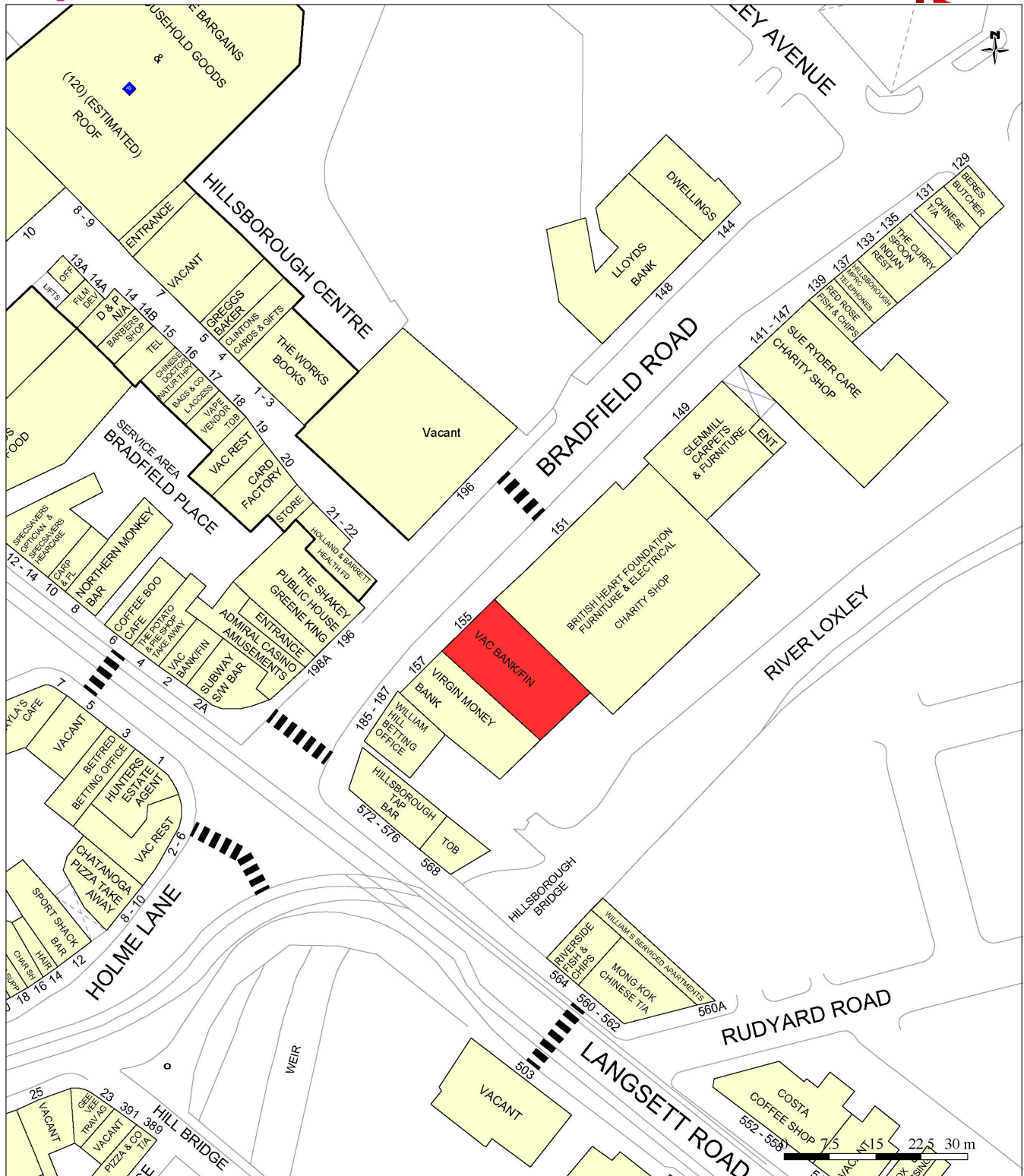
**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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## SHEFFIELD - HILLSBOROUGH



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