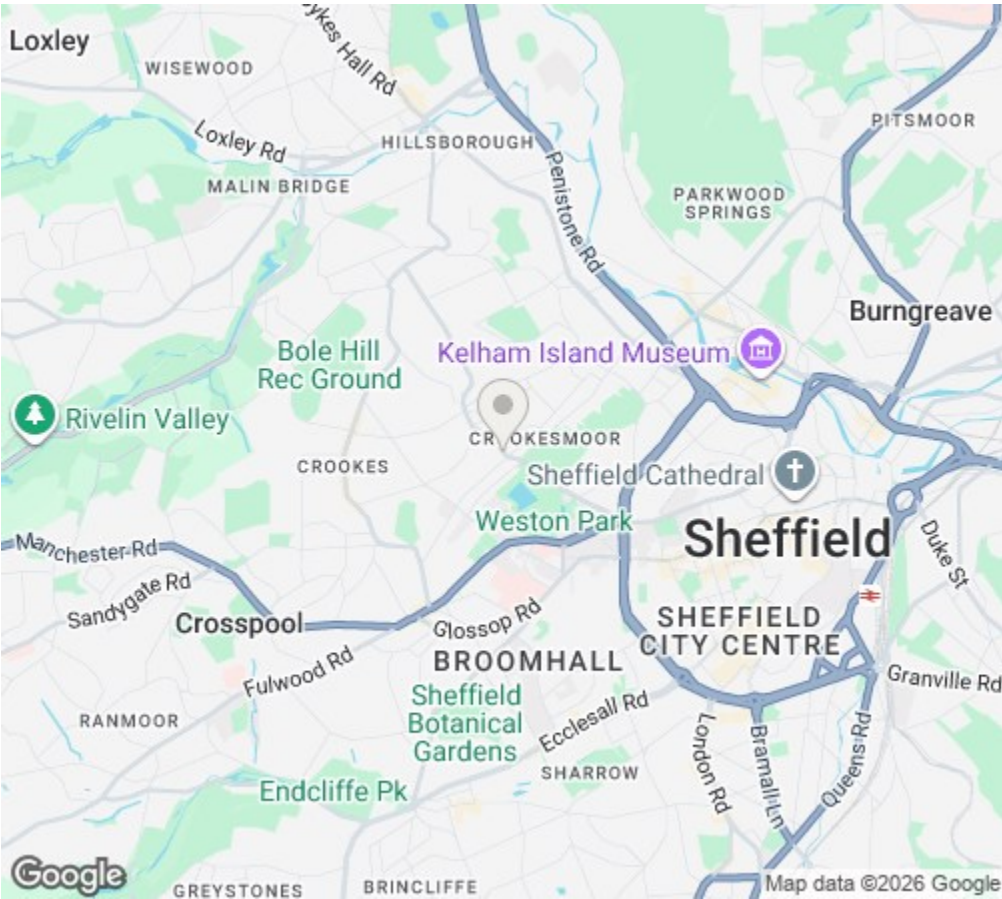




Viewings
Viewings by arrangement only.
Call 0114 2666300 to make
an appointment.

Vendors Comments
Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



18-20 Barber Road, Sheffield, S10 1ED

£2,500 Per month

- Prominent double-fronted retail unit to let, Barber Road, Crookes
- Nearby: Sainsbury's Local, Rajput, Ozmens and The Springvale pub
- Landlord advises planning permission for café, bar or restaurant
- Rental offers around £30,000 per annum
- Available for immediate occupation
- Popular Sheffield suburb, very close to city centre
- Generous, versatile open-plan space suited to variety of uses
- Tenants must confirm planning suits their own intended use
- New lease, term agreed; rent-free period open to negotiation
- Viewing highly recommended

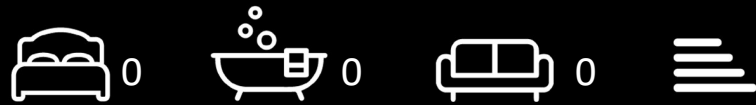
18-20 Barber Road, Sheffield S10 1ED

TO LET — Prominent Double-Fronted Retail Unit, Barber Road, Crookes, Sheffield

An excellent opportunity to acquire a substantial double-fronted shop occupying a prominent position on Barber Road in the popular Sheffield suburb of Crookes. Situated close to the city centre, the property sits within a thriving, established retail parade in an area well populated by students and local residents alike.

Nearby occupiers include Sainsbury's Local, Rajput, Ozmens and The Springvale public house, together with a wide range of independent retailers, cafés and businesses that give the location a busy, characterful trading environment.

The premises offer generous, well-proportioned open-plan accommodation with excellent frontage and natural light, providing a versatile space suited to a variety of uses subject to planning and fit-out. We have been informed by the landlord that the property benefits from relevant planning permission for use as a café, bar or restaurant; however, prospective tenants must satisfy themselves that the planning position is suitable for their intended use.



Council Tax Band: