



to let

commercial

14-16 Abbey Lane, Woodseats, Sheffield

Prominent Retail Opportunity in Busy Woodseats Location



ROY PETERS ESTATES

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14 – 16 Abbey Lane, Sheffield

14-16 Abbey Lane comprises a large ground floor retail unit formed of two combined properties, offering a spacious and versatile layout with strong frontage and excellent visibility.

Internally, the property benefits from a kitchen area, W/C facilities and additional storage space, making it well suited for a range of business operations.

This is an ideal opportunity for someone looking to open a new retail, salon or similar business within a well-established and popular trading area.

Rent

£15,000 per annum.

Accommodation Area

Ground floor – approx. 766 sq ft (71.2 sq m).

Location

The property is located on Abbey Lane within the popular Woodseats area of Sheffield. The area is well known for its mix of independent retailers and national occupiers, creating a vibrant and busy retail environment.

The property lies approximately 2 miles south of Sheffield City Centre and offers convenient access to key areas including Ecclesall Road, London Road and Chesterfield Road.

Business Rates

Interested parties are advised to make their own enquiries with Chesterfield Borough Council. Small business rates relief may be available.

EPC (Energy Performance Certificate)

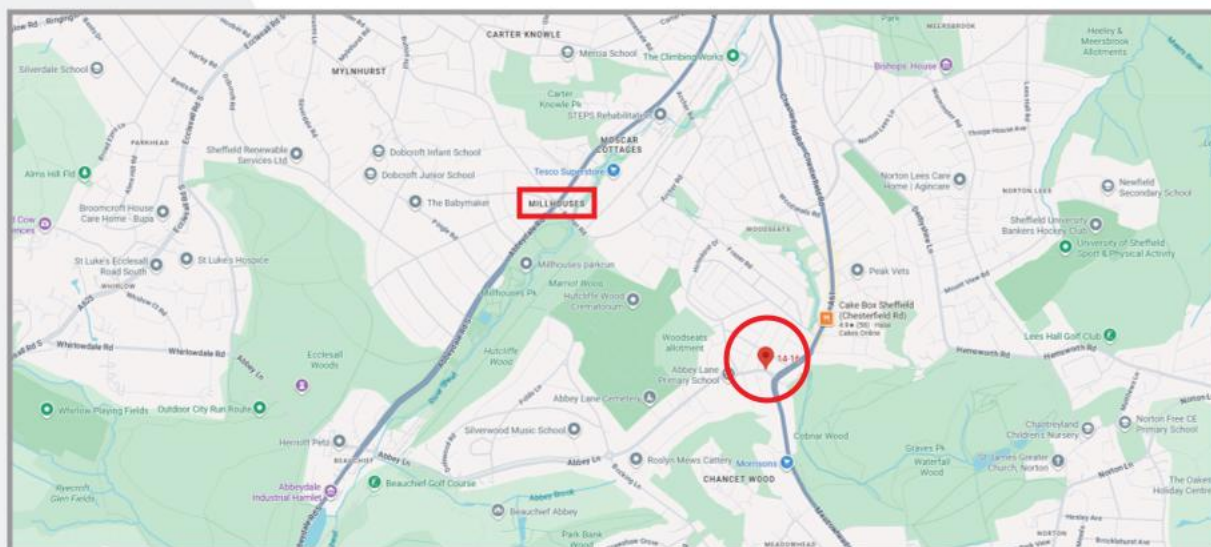
Available on request

VAT

VAT is not applicable to the rent for this property.

Legal costs

Each party will be responsible for their own legal costs in connection with any transaction.



MISREPRESENTATION ACT 1991

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Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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