

To Let

659 – 665 Ecclesall
Road, Sheffield, S11 8PT

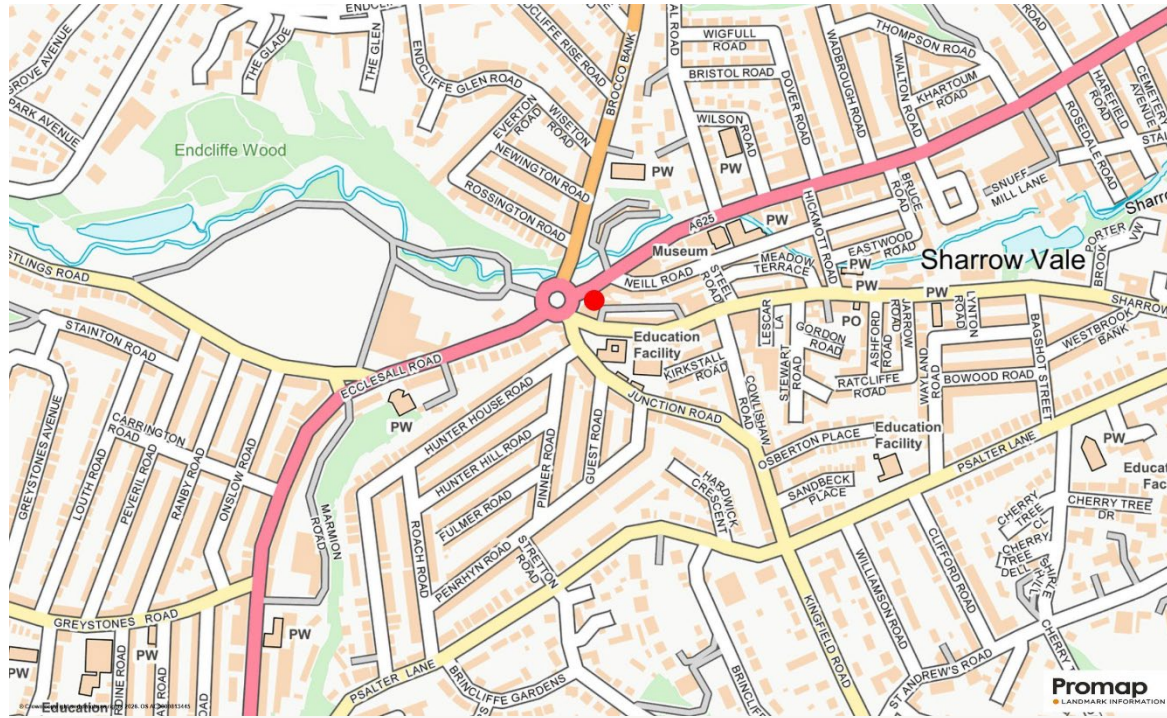
1,972 sq ft (183.27 sq m)

- Prominent large retail unit
- Substantial window frontage
- Shared service yard to the rear
- Fashionable Hunters Bar / Sharrow Vale location

Your partners in property



Location



The property fronts Ecclesall Road – the A625, a main arterial route from the city core to the fashionable residential suburbs on the south western side of the city.

The property is located just past the Junction with Neill Road, before the Hunters Bar roundabout. The immediate area known as Hunters Bar, combines Ecclesall Road and Sharrow Vale Road and is well known for its retail and hospitality offer.

Nearby occupiers include Marks & Spencer, Tesco and Sainsbury's, as well as Oliver Bonas and the Futon Shop. Nearby speciality businesses include Nonnas, Corner Stone, Six and a Half and Porter Pizza to name but a few.

Description

The premises comprise a large single retail unit which has been completed to shell specification to accept tenant fitout (subject to the usual landlord consents).

- Substantial window frontage onto Ecclesall Road
- Water and drainage points
- Ready for tenant fitout
- Shared service yard to the rear

Accommodation

From the measurements provided, the accommodation provides the following Net Internal Floor Area (NIA):

Description	Sq M	Sq ft
Ground floor	183.27	1,972
Total	183.27	1,972

Planning

Retail, however alternative uses could be considered subject to planning consent. Any planning consent required would be the responsibility of the tenant to secure at their own cost.

Terms

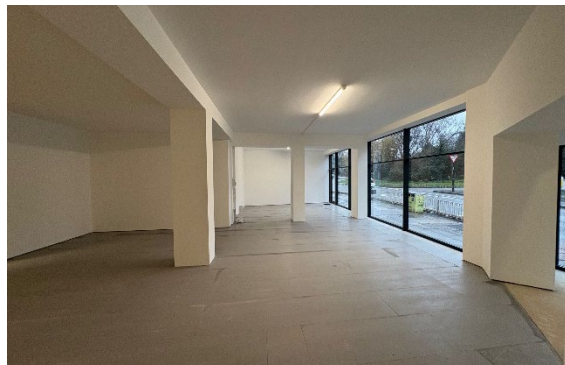
The accommodation is available to let by way of a new long term lease on terms to be agreed. Quoting rent £60,000 per annum, exclusive of rates, VAT and Service Charge.

EPC

A full EPC is available on request.

Rates

To be assessed.



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated October 2025. Photographs dated October 2025.

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