

To Let



Sheffield

157 Bradfield Road, S6 2BY

Ground Floor: 1,924 sq ft (179 sq m)

Reduced Rent: £25,000 pax

Location & Description:

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

Demise:

Ground Floor 1,924 sq ft (179 sq m)

Rent:

£25,000 per annum exclusive.

Lease:

A new lease for a term of years to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £26,500.

Date Prepared:

Updated April 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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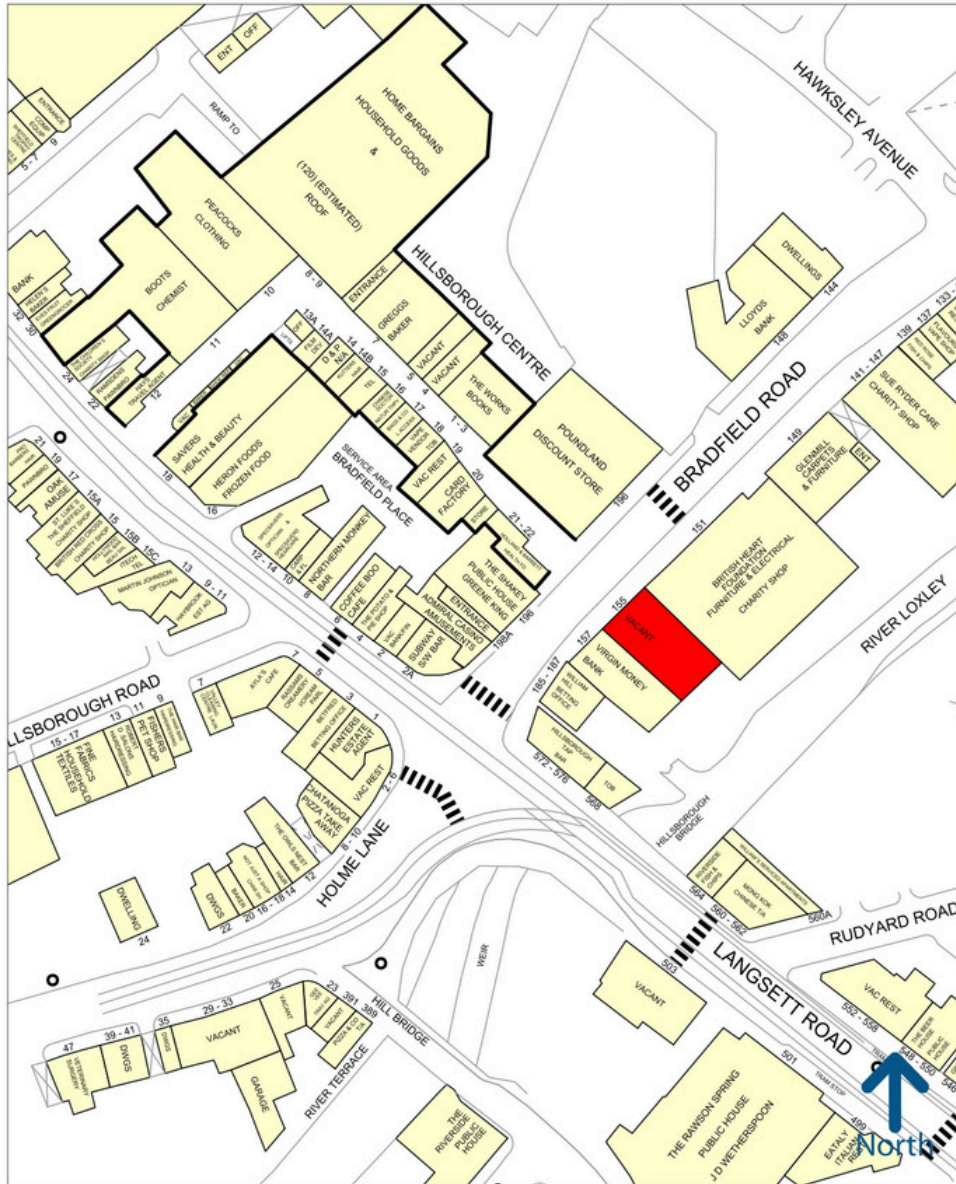
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