



Commercial Space within Kelham Island

701 Sq Ft (65.12 Sq M)

- Unique commercial unit, full of character
- Ideal for barber/hairdressers or small retail shop
- Excellent location within the popular Kelham Island

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Location

The subject property is located on Ball Street in the heart of Kelham Island, next door to the popular Kelham Wine Bar. Ball Street benefits from an excellent position for pedestrian traffic being located adjacent to the historic Ball Street Bridge.

Kelham Island is a designated Conservation Area and is located on the northern fringe of the city centre, alongside the River Don. The area is steeped in heritage and was fundamental to the growth of the city during the 18th & 19th centuries. The architecture reflects this. Many of the original buildings remain, making the area architecturally attractive and appealing to both residents and businesses alike.

Description

The subject unit comprises a glass fronted unit with external terrace area. Internally the unit benefits from a WC and storage room to the rear of the unit. We understand that water and electric connections are to the unit. The unit will be split from the current unit by way of a subdividing wall. The commercial unit is located next to the popular Kelham Wine Bar.

The unit is dedicated to commercial use, ideal for a variety of occupiers who are attracted to unique buildings that are full of character in this sought-after location. Suitable for use as an office, salon or similar STP, bar/restaurant use will not be considered.

Accommodation

DESCRIPTION	SQ FT	SQ M
Commercial Unit	701	65.12
TOTAL	701 SQ FT	65.12 SQ M

Terms

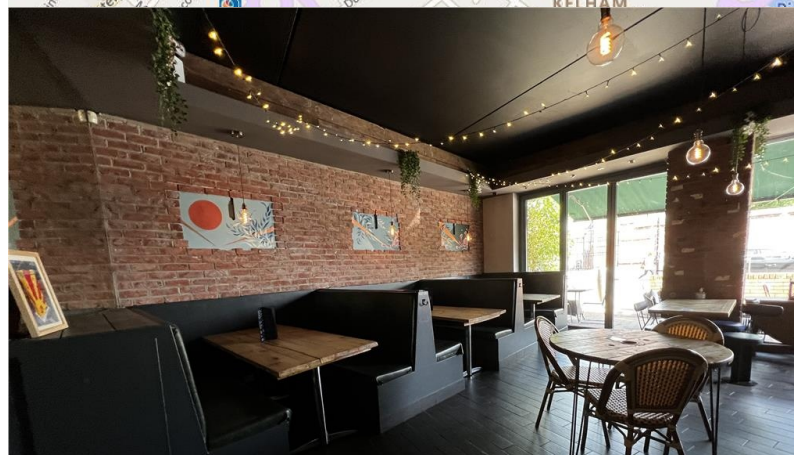
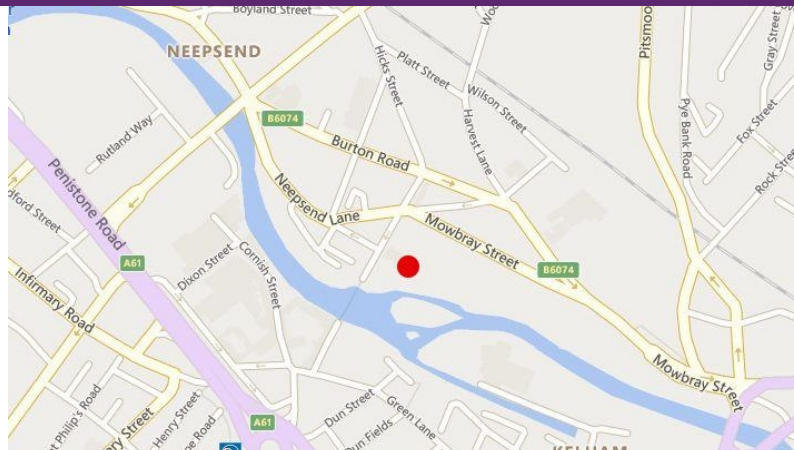
The property is available to rent on a sublease which ends on 28th May 2024.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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