



Crookes, S10 1TH  
£20,000 PA



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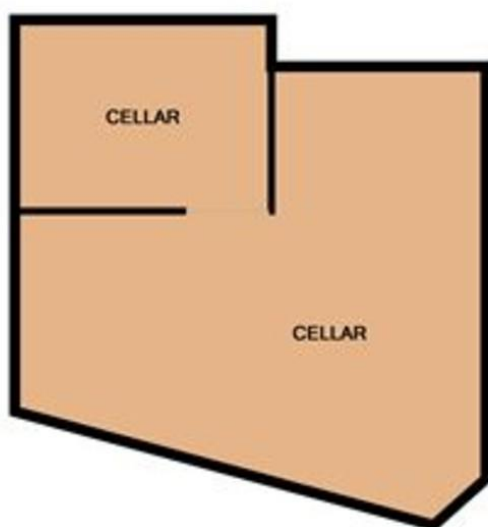
## Commercial

TO LET. Shop premises including the basement. The premises are situated in a thriving area of town with an abundance of local amenities including individual shops and restaurants, the location offers easy access to many local amenities, including The University of Sheffield, Crookes Valley Park and Royal Hallamshire Hospital.

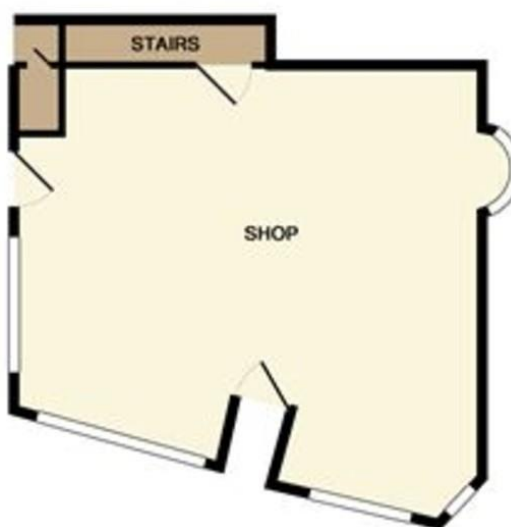


Crookes has a variety of local amenities, nearby schools and good transport links. Boasting some of the best views in the city from Bolehills, Crookes allows easy access to the centre with a short walk or quick bus journey from the suburb. As well as a Sainsbury's Local and Co-Op, Crookes has a pharmacy, butcher's, pet shop, charity shops, a barbers and more. Bolehills to the north is popular with dog walkers and there is also Lydgate Park and Crookes Valley Park also great. The M1 is fairly close for attractions a little further afield, the Peak District is just to the west for days in the country and Sheffield city centre is filled with attractions.

Please note: this space can be used for multiple businesses.



BASEMENT LEVEL



GROUND FLOOR

CROOKES, SHEFFIELD, S10 1TH

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decisions to buy, please contact us before viewing the property. C1235

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