

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

4 Campo Lane, Sheffield S1 2EF



- **Central City Centre Shop/Office Unit**
- **Prominent Location opposite Sheffield Cathedral**
- **Fully Refurbished**
- **422 sq ft (39.2 sq m)**
- **Suitable for a Variety of Uses**
- **To Let on Flexible Lease Terms**

www.crosthwaitecommercial.com

LOCATION

This shop unit is prominently located in the heart of Sheffield's traditional professional quarter, opposite to the back of Sheffield Cathedral. There are numerous office occupiers in the vicinity as well as a variety of bars and restaurants. Public transport is easily accessed with numerous bus routes and a Supertram stop within 50 yards of the premises.

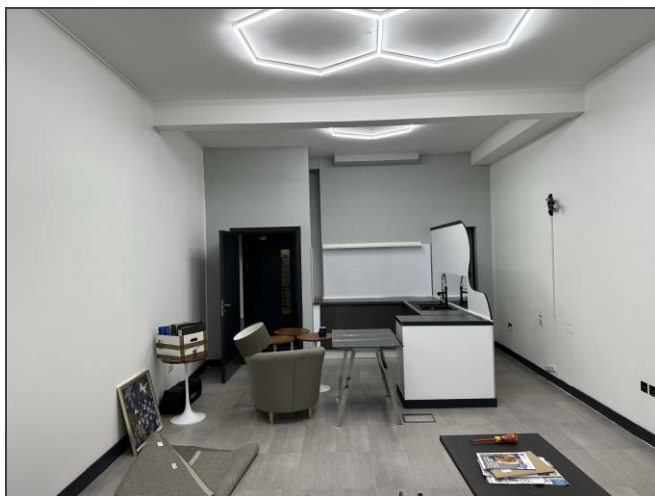
DESCRIPTION

The property comprises a ground floor open plan lock-up shop unit benefitting from a new fully fitted kitchen and WC.

The unit has been fully refurbished and would suit a variety of uses.

ACCOMMODATION (Approx net internal areas)

Ground Floor Shop 422 sq ft (39.2 sq m)



RATING ASSESSMENT

The unit currently doesn't have a rating assessment. However, in the previous 2017 list it was rated as Office & Premises with an RV of £10,250. Meaning 100% small business rates relief applied resulting in a nil charge. Interested parties are advised to enquire to the VOA.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

RENT DEPOSIT

A rent deposit will be held as a bond over the term of the lease.

RENT

Rental offers in the region of **£10,500 per annum** exclusive are invited. Rents will be subject to VAT.

LEASE

Lease terms are completely flexible, and consideration will be given to short term occupations and tenants break options.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

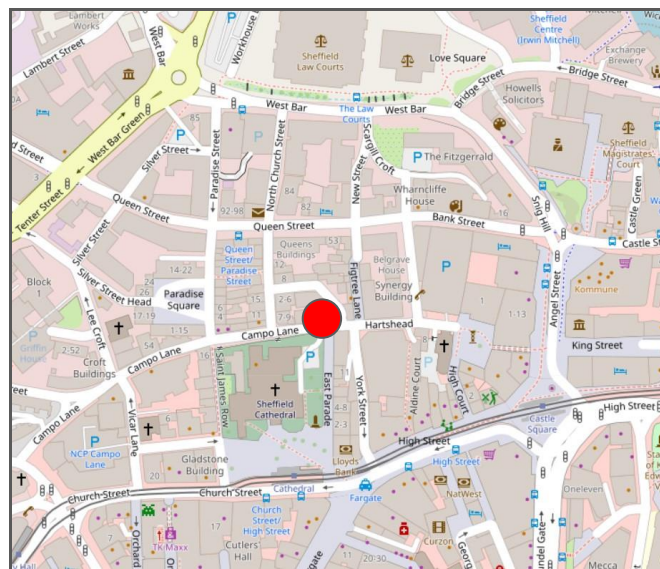
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2023