

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

48 Castle Square, Sheffield S1 2GF



- Prominent City Centre Retail Unit
- Opposite Poundland and Sports Direct
- 980 sq ft on Ground and Mezzanine Floors
- Supertram and Numerous Bus Routes Nearby
- To Let on a New Lease

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LOCATION

The premises are situated in Sheffield City Centre in a prominent location on the corner of Castle Square and Arundel Gate close to High Street, Fitzalan Square and Haymarket.

The property is in a parade which includes Tok You Restaurant and Age UK with Poundland and Sports Direct opposite.

DESCRIPTION

The property comprises a retail unit on two floors with fully glazed frontage. The ground floor provides a sales area with small office and an open staircase leads to a mezzanine floor.

ACCOMMODATION (Approx gross internal areas)

Ground Floor - Sales	732 sq ft	68.0 sq m
Mezzanine- Store/Office	247 sq ft	23.0 sq m
Total	979 sq ft	91.0 sq m

RATES

The draft 2017 rating assessment is: -

Shop and Premises – R.V. £18,000

This assessment includes the first floor which is to be excluded from the letting and the premises will therefore need to be re-assessed for rating.

ENERGY PERFORMANCE CERTIFICATE

The entire block has a rating of 122 (Band E). A full EPC will be provided on request.



RENT

Rental offers in the region of £16,500 per annum are invited.

VAT

The rent is subject to VAT.

LEASE

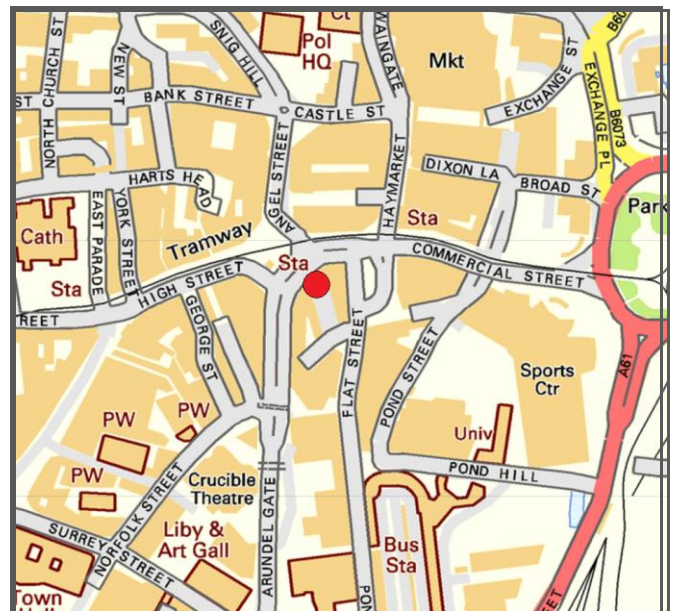
The premises are offered on a new lease on terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
 Revised February 2017