

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

190 Fitzwilliam Street, Sheffield S1 4JR



FITZWILLIAM STREET

- Proposed New Residential/Retail Scheme
- 1,580 sq ft Commercial Unit on Ground Floor
- Substantial Frontage to Fitzwilliam Street
- To Let on New Lease
- Occupation Summer 2021

www.crosthwaitecommercial.com



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LOCATION

The premises are located at the junction of Fitzwilliam Street and Milton Street, close to The Moor shopping precinct, with Atkinsons' department store diagonally opposite. There is currently a substantial amount of ongoing residential development in the area increasing the local population.

DESCRIPTION

This is a new development comprising an 864-bed student accommodation and co-living scheme due to open around August 2021.

At ground floor level is a single shop unit with a substantial frontage to Fitzwilliam Street.

ACCOMMODATION

(All gross areas being approximate)

Ground Floor **1,580 sq ft** **146.8 sq m**

PLANNING

The premises have consent for A1/A2/A3/A4/A5 uses and therefore potential uses include retail / office / restaurant / bar / takeaway. More details on request.

RATING

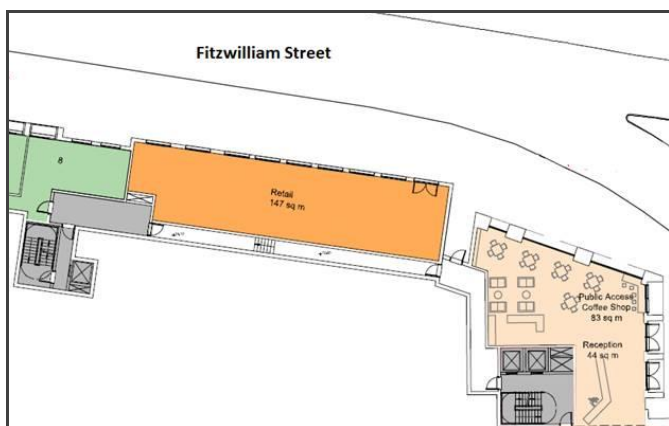
The premises will be assessed for rating purposes on completion of the building and fitting-out works.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion.

SPECIFICATION

The premises will be left as a shell, although the developers will install the shop front and provide access to services.



LEASE

The premises are available to let on a new lease for a term to be agreed. It is anticipated that an incoming tenant will enter into an agreement for lease pending completion of the scheme in summer 2021.

RENT

Rental offers in the region of **£26,500 per annum** are invited.

VAT

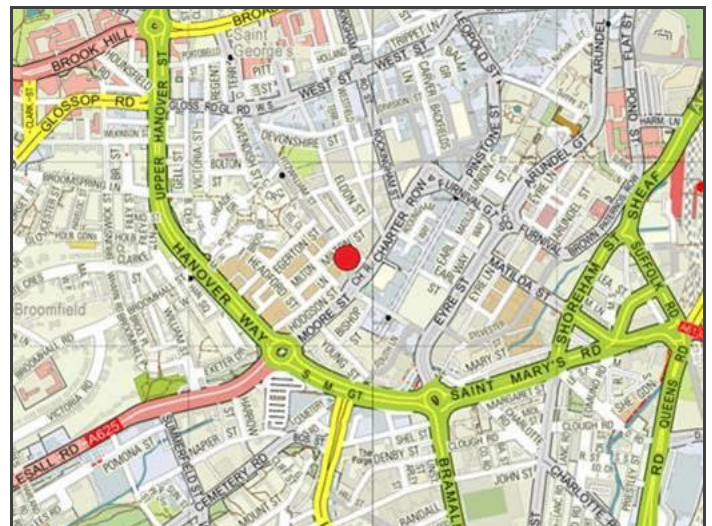
The rent will be subject to VAT.

MONEY LAUNDERING

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

LEGAL COSTS

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



VIEWING ARRANGEMENTS

Viewing is not available until closer to completion, however any further information can be obtained from the sole agent, Mark Holmes at Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com

SUBJECT TO CONTRACT AND AVAILABILITY
March 2020