

Property Consultants



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

To Let

75 High Street, Sheffield S1 2GD



- **Prominent City Centre Hot Food Takeaway**
- **Lock Up Unit with First Floor Storage**
- **Suitable for A Variety of Uses (Subject to Planning)**
- **Existing Fit Out & Extraction In Place**
- **676 sq ft (62.8 sq m)**
- **To Let on a New Lease**

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LOCATION

The premises are situated in Sheffield City Centre in a prominent location on High Street, close to Arundel Gate, Fitzalan Square and Haymarket. The units are in a retail parade, occupiers close by include Easy Hotel, Subway, Heron Foods and KFC.

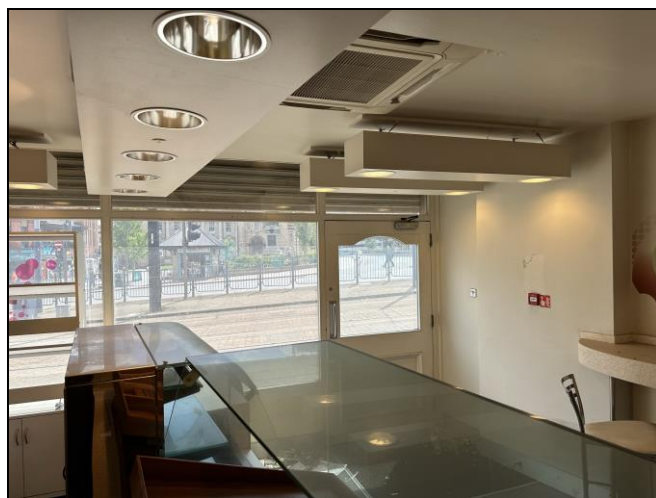
DESCRIPTION

The property comprises a ground and first floor lock up takeaway unit. The ground floor provides a counter and serving space to the front, with a kitchen to the rear. The first floor is accessed from an internal staircase and comprises of storage rooms and a walk-in fridge.

The unit benefits from existing fit out which could be utilised by an incoming hot food user with a preparation area and extraction already in situ, in addition to this there is air conditioning and a roller shutter.

ACCOMMODATION (Approx net internal areas)

Ground Floor	369 sq ft	34.3 sq m
First Floor	307 sq ft	28.5 sq m
Total	676 sq ft	62.8 sq m



RATES

The premises are assessed in the 2023 Rating List as follows:-

Shop & Premises R.V. £8,800

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT

£15,000 per annum exclusive. VAT is payable on the rent.

RENT DEPOSIT

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

SERVICE CHARGE

A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

PLANNING/USE

The premises have the benefit of suis generis planning consent (Hot Food Takeaway).

Due to our clients neighbouring occupation, they will not allow competing uses, therefore burgers or chicken products are not to be sold from the unit.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes - Crosthwaite Commercial

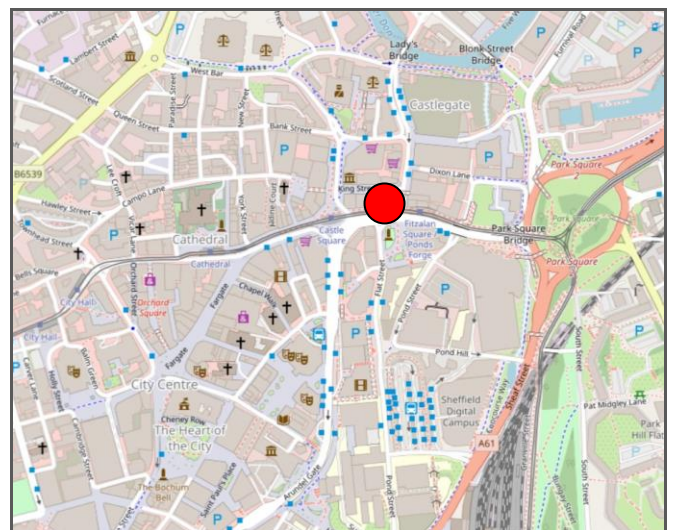
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SUBJECT TO CONTRACT AND AVAILABILITY

August 2023