Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Hollis Croft/Garden Street, Sheffield S1 4BG

- Exciting New Mixed Use Scheme
- 3 Ground Floor Units Within 972 Bed Development
- Units Available from 703 sq ft to 1,739 sq ft
- Suitable for a Variety of Uses
- Available Autumn 2019
- To Let on New Leases

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LOCATION

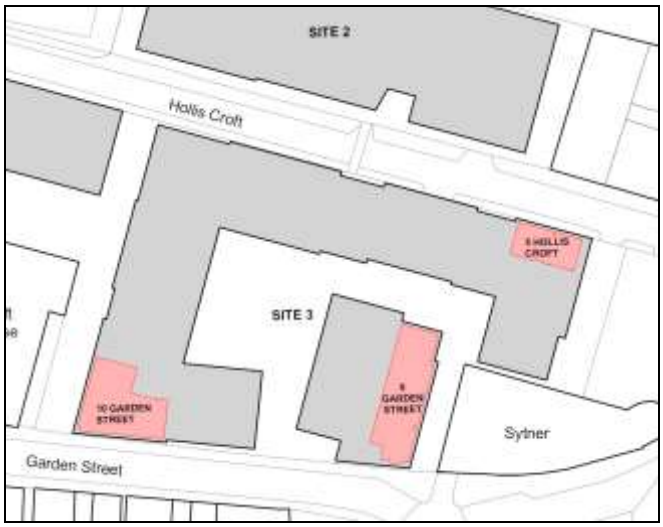
The units form part of the new Hollis Court mixed use development in Sheffield city centre. Hollis Croft will include 972 student beds and a variety of commercial space.

The scheme is located between Garden Street and Hollis Croft close to Broad Lane. This is an extremely busy route between West Bar and Brook Hill, adjacent to the University of Sheffield's main campus. The scheme is within easy walking distance of the city centre.

Recently, the area has benefited from significant student residential development. Occupiers in the area include Co-op Food, Sheffield Window Centre, Kwik Fit and Sheffield University amongst others.

DESCRIPTION

Hollis Croft will provide three modern high quality ground floor commercial units, situated as below: -



ACCOMMODATION

(All gross areas being approximate)

5 Hollis Croft	**703 sq ft**	**(65.3 sq m)**
8 Garden Street	**1,739 sq ft**	**(161.6 sq m)**
10 Garden Street	**1,534 sq ft**	**(142.5 sq m)**

N.B. All areas subject to verification on site.

FIT OUT

The landlord will be responsible for the installation of shop fronts and the provision of services. The units otherwise will be let in shell condition ready for ingoing tenants fit out.

LEASE

The premises are available on new leases on terms to be agreed.

RENTS

5 Hollis Croft	**£10,000 pa**
8 Garden Street	**£23,500 pa**
10 Garden Street	**£20,750 pa**

VAT will be payable on the rents.

SERVICE CHARGE

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

PLANNING

The premises have the benefit of a variety of planning uses including A1(retail), A2(financial & professional services, A3(restaurant/café), A4(bar), B1(offices) and D1(non-residential institutions).

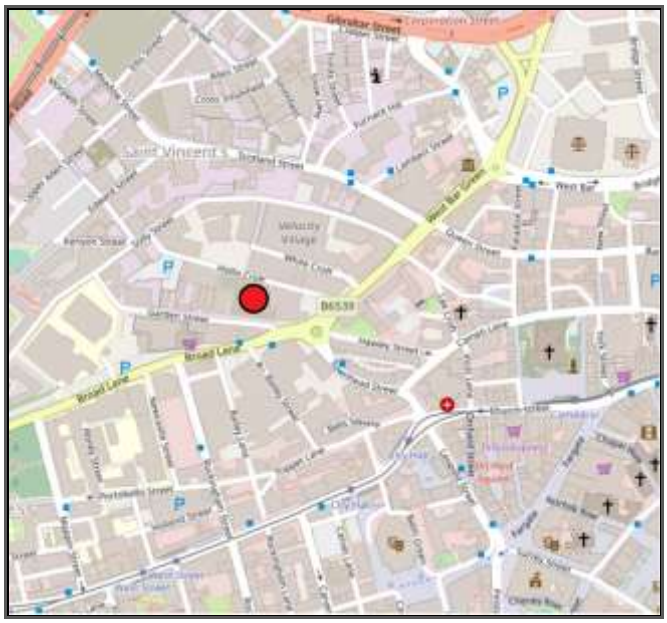
Other uses will be considered subject to planning.

RATING

The premises will be assessed for rates following completion of the building and fitting-out works.

ENERGY PERFORMANCE CERTIFICATE

EPC's will be provided on completion.



VIEWING ARRANGEMENTS

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

SUBJECT TO CONTRACT AND AVAILABILITY
June 2019

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.