



# To Let

33 & 39 King Street, Sheffield S3 8LF



- City Centre Retail Units
- Busy Pedestrianised Location
- Suitable for a Variety of Uses (Subject to Planning)
- Two Units Available from 1,296 sq ft – 1,648 sq ft
- 33 & 39 King Street - 100% Business Rates Relief
- Flexible Terms
- Immediately Available To Let on New Leases



## LOCATION

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

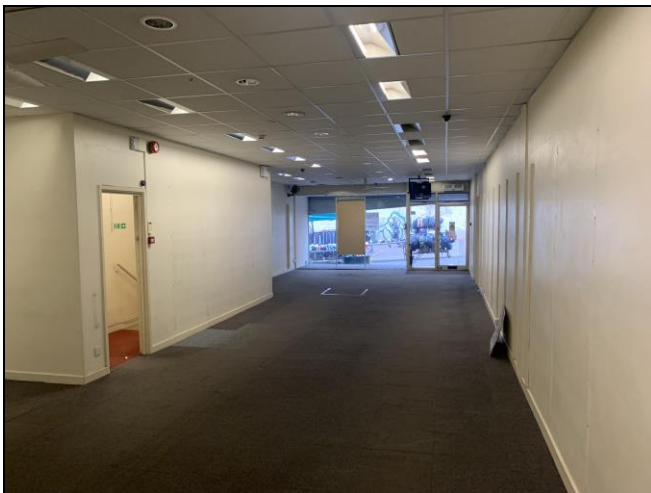
## DESCRIPTION

**33** - Consists of a ground floor retail shop with access to a basement, which benefits from a kitchenette, WC's, internal storage and access to the rear service road.

**39** – Provides accommodation over three floors. The ground floor provides open plan retail space with a WC to the rear, the first floor provides ancillary space. The basement consists of WC's, storage and access to the rear service road.

## ACCOMMODATION (Approx net internal areas)

<b>Unit 33</b>	<b>1,296 sq ft</b>	<b>120.4 sq m</b>
<b>Unit 39</b>	<b>1,648 sq ft</b>	<b>153.1 sq m</b>



## RATES

The Rating Assessments based on the April 2023 list are as follows: -

<b>33</b>	Shop and Premises	RV: £10,750
<b>39</b>	Shop and Premises	RV: £10,750

Subject to status, Full Small Business rates relief could apply.

## PLANNING

We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

## RENTS

**33 King Street - £12,000 per annum**  
**39 King Street - £14,000 per annum**

VAT will be payable.

## LEASE

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

## RENT DEPOSIT

A rent deposit may be required to be held over the term of the lease.

## ENERGY PERFORMANCE CERTIFICATE

33 & 39 have Band C ratings.  
 Full EPC's will be provided on request.

## SERVICE CHARGE

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

## 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 the joint agents detailed below.

**Mark Holmes – Crosthwaite Commercial**

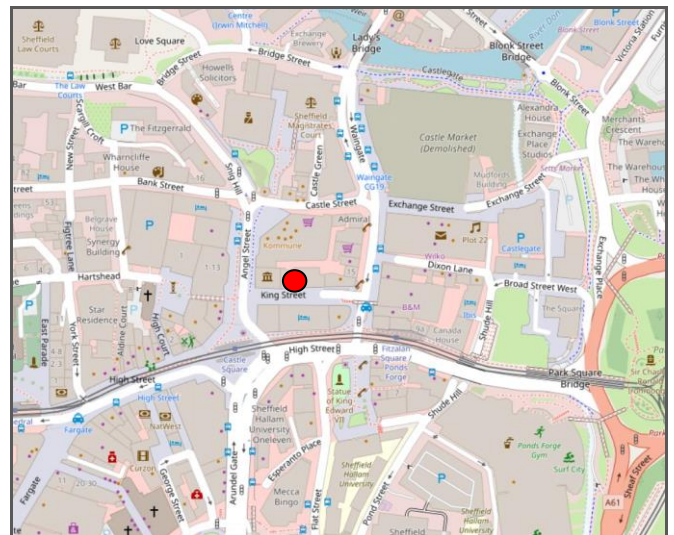
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**SUBJECT TO CONTRACT & AVAILABILITY January 2023**