

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
- Ground Floor Retail with Lower Ground Floor Office/Storage
- Supertram and Numerous Bus Routes Nearby
- Suitable for a Variety of Uses – Planning Granted for Café/Restaurant
- 1,125 sq ft (104.5 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 the corner of Castle Square and Arundel Gate close to High Street, Fitzalan Square and Haymarket.

The property is in close proximity to Poundland, Easy Hotel, KFC and McDonalds.

DESCRIPTION

The property comprises a retail unit over two floors with a fully glazed frontage. The ground floor provides an open sales area with stairs leading to the lower ground floor. There is potential for a mezzanine floor.

The frontage will be fitted with new glazing and a security shutter across with full frontage.

ACCOMMODATION (Approx net internal areas)

Lower Ground Floor	434 sq ft	40.3 sq m
Ground Floor - Sales	691 sq ft	64.2 sq m
Total	1,125 sq ft	104.5 sq m

RATES

The premises will need to be reassessed once fitted out to a habitable condition.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.



USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use. Other uses may be considered subject to planning.

RENT

Rent on application. The rent is subject to VAT.

LEASE

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

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.

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

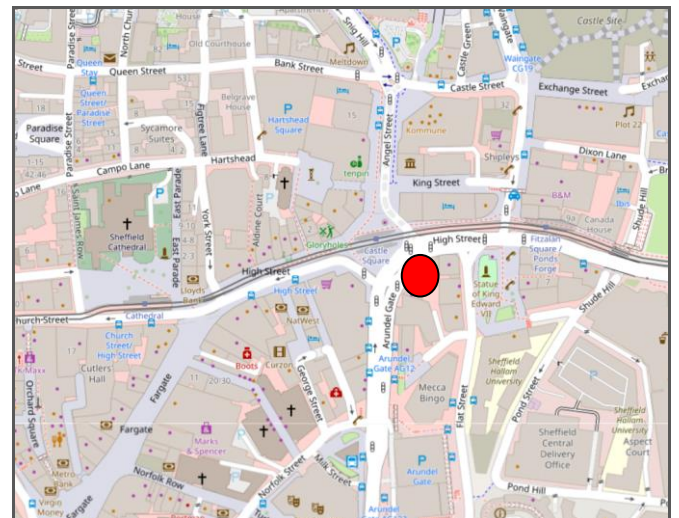
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SUBJECT TO CONTRACT & AVAILABILITY

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