

Property Consultants

 Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# To Let

20-22 Charles Street, Sheffield S1 1GW



- Prominent City Centre Retail and Office Premises
- Busy Location Adjacent to St. Paul's Office/Leisure Scheme
- Double Fronted Ground Floor and Two Upper Floors
- Total Net Internal Area – 2,220 sq ft
- Close to Prime Shopping on Pinstone Street & The Moor
- To Let on a New Lease

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## LOCATION

The property is prominently located on Charles Street close to its junction with Pinstone Street, one of Sheffield's prime shopping thoroughfares in the heart of Sheffield City Centre.

The St Paul's office/leisure development is a few units down and this location benefits from high levels of footfall with surrounding occupiers including Sheffield City Council, The Post Office, Superdrug and TSB.

On street pay and display parking is available immediately in front of the premises, around the corner, or within the large multi storey Q Park nearby.

## DESCRIPTION

The property comprises a double fronted 3-storey retail//office building. The ground floor is currently utilised as a currency exchange and provides open plan space with a glazed frontage. The first floor offers open plan office space with WC and Kitchen facilities with further office space on the second floor.

## ACCOMMODATION (Approx net internal areas)

Ground Floor Retail	1,083 sq ft	99.61 sq m
1 <sup>st</sup> Floor Offices	753.1 sq ft	69.97 sq m
2 <sup>nd</sup> Floor Offices	384.7 sq ft	35.74 sq m
<b>Total</b>	<b>2,220 sq ft</b>	<b>205.32 sq m</b>

The premises could be split to suit occupier requirements.

## RATING

The unit is rated as Shop and Premises with a 2017 RV of £34,500.



## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of Band D. A full EPC will be provided on request.

## LEASE

The premises are available on a new lease for a term of up to 5 years.

## RENT

We are quoting **£10,000 per annum for each unit**. VAT is payable on the rent.

## SERVICE CHARGE

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

## PLANNING

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.

Other uses may be considered subject to planning.

## LEGAL COSTS

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

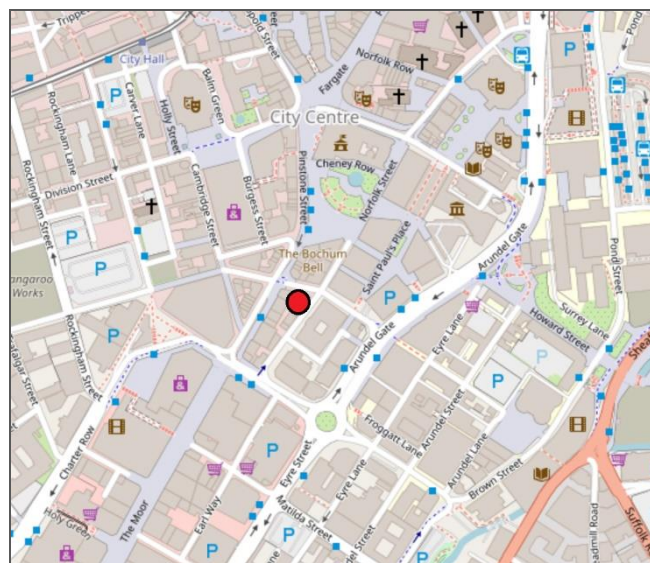
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

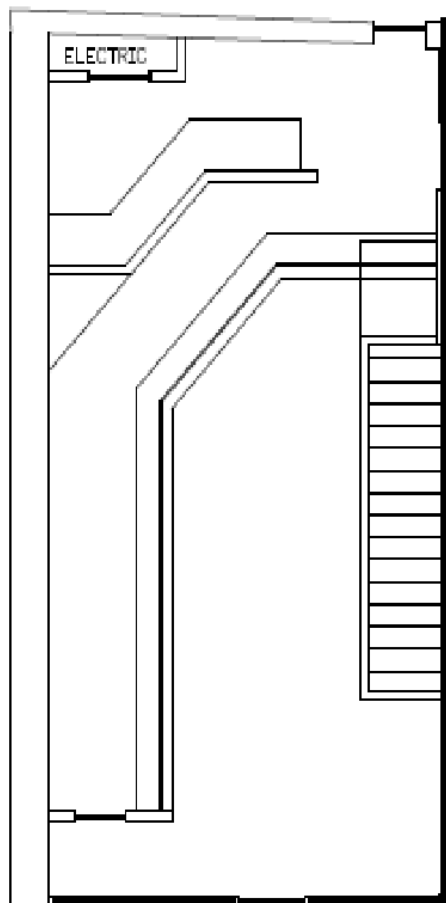
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SUBJECT TO CONTRACT AND AVAILABILITY

April 2023

**Ground Floor Plan**



**First Floor Plan**

