

Property Consultants



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

To Let

50 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
- Quoting £12,000 Per Annum
- 790 sq ft (73.4 sq m)
- Available To Let on a New Lease

www.crosthwaitecommercial.com

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. The lower ground floor will be accessed from a staircase which will be constructed by the landlord.

The cash machine will be removed, and new glazing fitted. There are electric security shutters across the frontage.

ACCOMMODATION (Approx net internal areas)

Lower Ground Floor	374 sq ft	34.7 sq m
Ground Floor - Sales	417 sq ft	38.7 sq m
Total	790 sq ft	73.4 sq m



RATING ASSESSMENT

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Store & Premises RV £8,700

Subject to status, Small Business Rates Relief should apply resulting in 100% relief, i.e. Nil charge.

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

£12,000 per annum. The rent will be subject to VAT.

LEASE

The premises are available on a new lease for a term to be agreed.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this 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 agents detailed below:

Mark Holmes – Crosthwaite Commercial

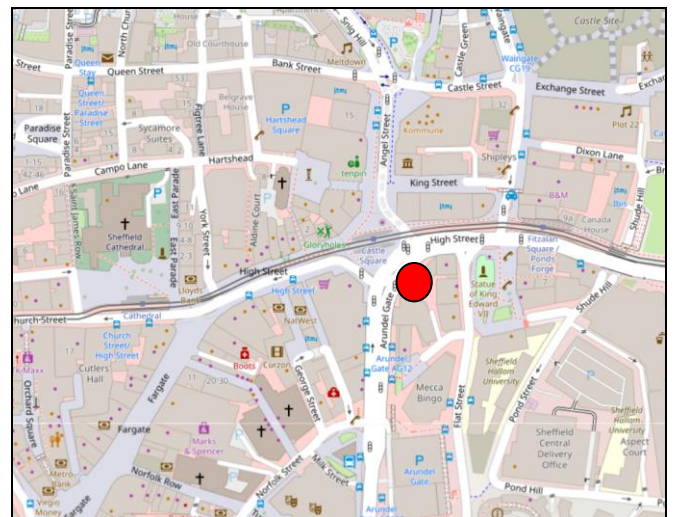
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2024