

Property Consultants



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

# To Let

## 4 Fitzwilliam Street, Sheffield, S1 4JL



- High Street Location Fronting Fitzwilliam Street
- Prominent Position Close to West Street & Division Street
- Self-Contained 677 sq ft Property
- Arranged over Lower Ground, Ground & First Floor
- Suitable For a Variety of Uses Subject to Planning
- 100% Business Rates Relief, Subject to Status.
- Immediately Available To Let on a New Lease

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises is located in a prominent position fronting Fitzwilliam Street, within close proximity to West Street & Division Street in Sheffield City Centre.

The immediate vicinity is home to a variety of leisure and retail occupiers, including Revolution, Sundaes Gelato and Boots.

Other occupiers in close proximity include Brew Dog, Taco Bell and the West One Plaza leisure complex with Brewski, Gaard Coffee, Akbars and Las Iguanas.

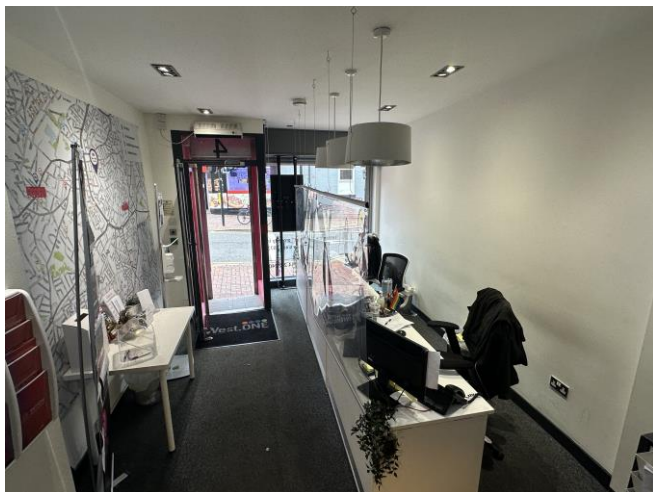
## DESCRIPTION

The premises provides an accommodation over three floors, with the ground floor currently utilised as a lettings office with a kitchenette on the 1st floor office with further office space. The basement provides a WC, storage and a rear exit which can be accessed from the Covent Walk.

There is ample parking in the vicinity including a large public car park on Fitzwilliam Street, approximately 350 yards away.

## ACCOMMODATION (All areas are approximate)

|                           |                  |                |
|---------------------------|------------------|----------------|
| <b>Lower Ground Floor</b> | <b>180 sq ft</b> | <b>17 sq m</b> |
| <b>Ground Floor</b>       | <b>276 sq ft</b> | <b>25 sq m</b> |
| <b>First Floor</b>        | <b>221 sq ft</b> | <b>21 sq m</b> |
| <b>Total</b>              | <b>677 sq ft</b> | <b>63 sq m</b> |



## PLANNING

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 such as Hot Food Takeaway may be considered subject to planning.

## RENT

**£15,000 per annum**

The rent will be subject to VAT.

## LEASE

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 62 (Band C). A full EPC will be provided on request.

## RATES

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

Shop & Premises R.V. £7,200

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## 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 agents detailed below:

**Mark Holmes – Crosthwaite Commercial**

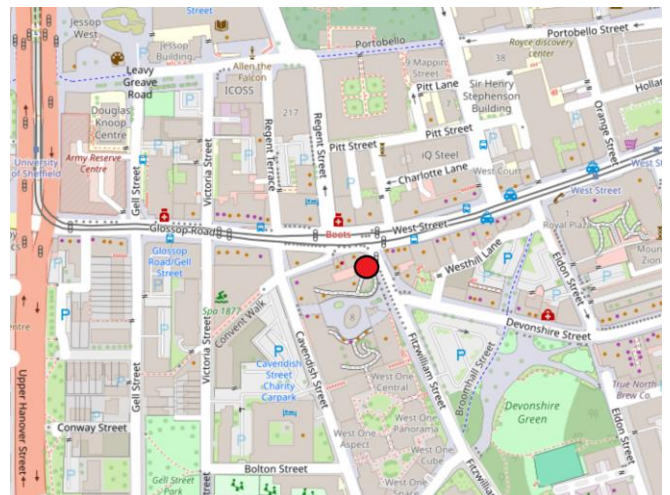
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**SUBJECT TO CONTRACT AND AVAILABILITY September 2024**