

Property Consultants



T 0114 272 3888

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

To Let

74 John Street, Harland Works, Sheffield S2 4QU



- Ground Floor Retail Unit To Let
- Suitable for a Variety of Uses
- Potential For Rear Outside Seating
- Totalling 660 sq ft (61.3 sq m)
- 100% Business Rates Relief, Subject to Status
- To Let on a New Lease

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LOCATION

The premises are situated in a prominent location fronting John Street, less than half a mile south of the city centre. The property is within 100 yards of St. Mary's Gate, Sheffield's inner ring road, which provides access to the M1 (J33) and all areas of the city.

It is a popular area close to Bramall Lane, London Road and Queens Road giving easy access in & out of the city centre. The prime shopping area of The Moor is within a short walk. Occupiers in the area include Go Outdoors, Ozmen Supermarket, Howdens and Sheffield United FC.

DESCRIPTION

Harland Works is a former steelworks which has been converted into units for a wide range of users.

The unit provides accommodation over the ground floor extending to 660 sq ft. The premises are rectangular in shape with partitioning providing two consulting rooms, however these can be taken down to provide an open plan unit. The premises benefit from having a fully glazed frontage allowing good natural light.

Externally, there is a rear courtyard with a demised seating area.

ACCOMMODATION (Approx net internal areas)

Total	660 sq ft	61.3 sq m
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RATING

The rating assessment is: -

Shop & Premises R.V. £6,800

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



RENT

£8,650 per annum exclusive. We understand VAT will NOT be payable.

LEASE

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

USE

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

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.

Tom Shelton - Crosthwaite Commercial

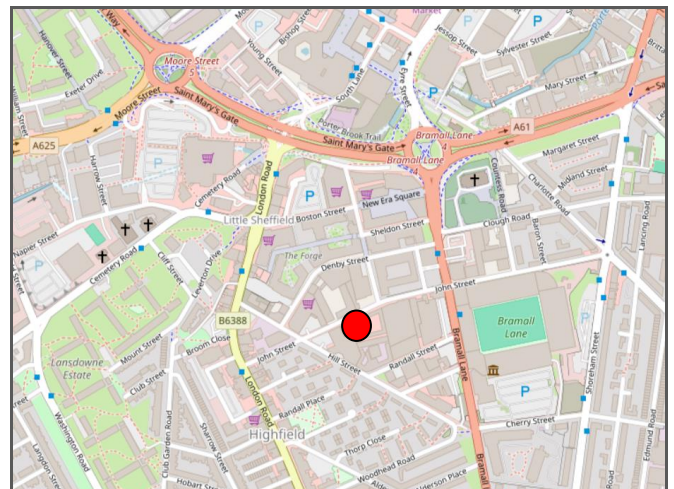
tom@crosthwaitecommercial.com

07738 335 482

Charlie Appleyard – Crosthwaite Commercial

Charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY

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