

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

8 Norfolk Row, Sheffield S1 2PA



- Retail/Office Premises in the City Centre
- Prominent Location Close to Fargate and The Crucible
- Arranged over Ground, First and Second Floors
- To be Refurbished
- Total Internal Area – 1,256 sq ft (116.7 sq m)
- Available Immediately To Let on a New Lease

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LOCATION

The property is prominently located on Norfolk Row, just off Fargate, in the heart of Sheffield City Centre. The property is also a short walk from the Crucible and Lyceum Theatres, as well as the Winter Gardens. Nearby occupiers include Marmadukes Café, Age UK and Vision Express.

Sheffield Parkway can be easily accessed from the A61 which connects the city to J33 of the M1 Motorway to the east.

DESCRIPTION

The property comprises a 3-storey retail//office building. The ground floor provides shop floor/office space with a glazed frontage. The first floor offers partitioned office space with further offices, WCs and a kitchen on the second floor. The premises will be undergoing refurbishment.

ACCOMMODATION (Approx internal areas)

Ground Floor	235 sq ft	21.8 sq m
1 st Floor	520 sq ft	48.3 sq m
2 nd Floor	501 sq ft	46.6 sq m
Total	1,256 sq ft	116.7 sq m



RATING

The unit is rated as Shop and Premises with a 2023 RV of £14,000.

Subject to status, a degree of small business rates relief should apply.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided 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.

RENT

£24,000 per annum. VAT will be payable.

LEASE

A new lease is available from the Landlord on terms to be agreed.

MONEY LAUNDERING

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

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

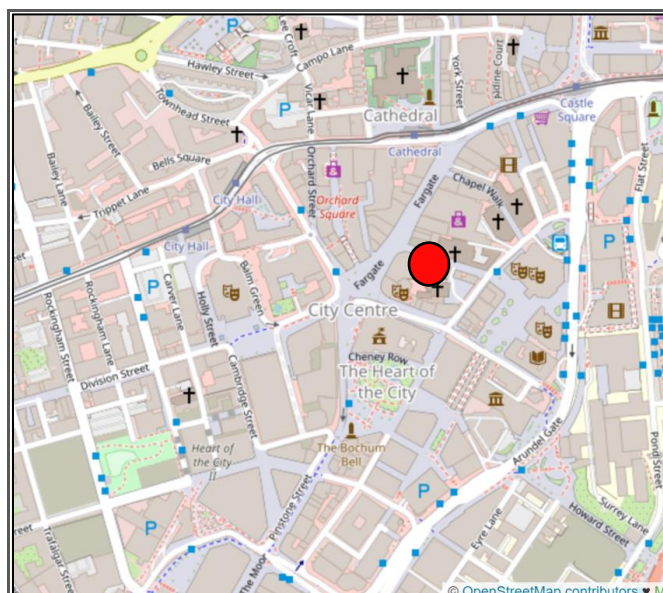
mark@crosthwaitecommercial.com

07738 275 226

Fern Corton - Crosthwaite Commercial

fern@crosthwaitecommercial.com

07538 412 671



SUBJECT TO CONTRACT AND AVAILABILITY June 2024