

Property Consultants



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

To Let

PLATFORM_, Sylvester Street, Sheffield, S1 4RN



- High Quality Newly Completed Retail Unit To Let
- Situated in the Heart of the Cultural Industries Quarter
- Prominent Location with Good Visibility
- Net Internal Area of 1,378 sq ft Available
- £24,120 Per Annum Exclusive
- Suitable For a Variety of Uses, Subject to Planning
- Immediately Available To Let on a New Lease

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LOCATION

Platform_ is situated in the Cultural Industries Quarter on the southern edge of Sheffield City Centre, just inside Sheffield's inner ring road, close to the New Era Square development.

The location is within easy walking distance of Sheffield Hallam University as well as Sheffield Railway Station, Sheffield Bus Interchange, the prime shopping areas of The Moor and all the services and facilities of the city centre.

Over recent years the area has undergone substantial transformation with a number of buildings in the area having been converted to private and student accommodation, as well as workshops & offices aimed at the cultural industries sector.

DESCRIPTION

The development consists of a new retail unit which sits beneath a major new residential scheme. The unit fronts Sylvester Street.

The unit comprises of open plan ground floor retail space, suitable for a variety of uses.

The premises benefits from a prominent glazed frontage overlooking Sylvester Street, offering great visibility.

ACCOMMODATION

(All net areas are approximate)

Sylvester House **1,378 sq ft** **128.0 sq m**



USE

The premises benefit from E class and Sui Generis planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), A5 (hot food takeaway), B1 (Office use), and D1 (clinics and health centre) uses, without the need for a change of use.

LEASE

A new lease is available on a term to be agreed, directly from the landlord.

RATING

The unit will be assessed upon completion of the works.

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 joint agents detailed below.

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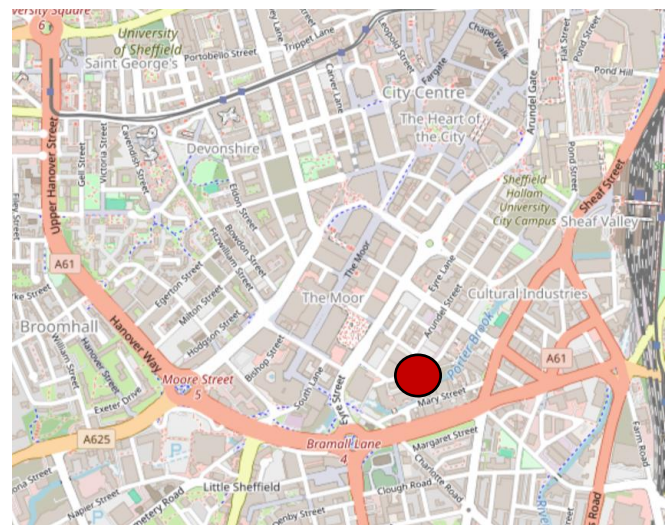
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Subject to Contract and Availability

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