

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

The White Building, 12 Fitzalan Square, Sheffield S1 2AZ



- **Prominent Grade II Listed City Centre Premises**
- **City Centre Location Near Haymarket & Hallam University**
- **Suitable for a Variety of Uses**
- **1,396 sq ft (129.7 sq m) + Potential for External Seating**
- **100% Business Rates Relief, Subject to Status**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The premises are situated in the heart of Sheffield city centre and front Fitzalan Square, close to Haymarket and Commercial Street. Fitzalan Square benefits from being on several of the main bus routes through the city centre and is adjacent to the Commercial Street Supertram stop.

Occupiers nearby include Hygge Café, B&M Bargains, KFC, Cooplands, Sheffield Hallam University, The Chakra Lounge and easyHotel.

The City Council have part pedestrianised Fitzalan Square creating an open pedestrian square immediately in front of this property.

DESCRIPTION

The White Building is a five-storey building providing residential accommodation on the four upper floors. At ground and basement levels, 6-12 Fitzalan Square is divided into a terrace of four individual retail units with an arcade entrance to the upper floors in the centre of the retail parade.

Number 12 is a mid-terrace lock up unit providing clear floor space with an accessible WC to the rear. There is a Mezzanine floor to the rear, which provides a walkway along the left-hand side of the unit.

The basement provides an excellent storage facility.

ACCOMMODATION (Approx internal areas)

Internal Width	13 ft 6 in	4.1 m
Shop Depth	60 ft 5 in	18.4 m
Ground Floor Sales	738 sq ft	68.5 sq m
Basement Storage	507 sq ft	47.1 sq m
Mezzanine	151 sq ft	14.0 sq m
Total	1,396 sq ft	129.7 sq m

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request



RENT

£22,500 per annum exclusive. VAT will not be payable.

LEASE

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

RENT DEPOSIT

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

RATING

The rating assessment is: -

Shop & Premises R.V. £11,500

100% small business rates relief will apply, subject to status.

MONEY LAUNDERING

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

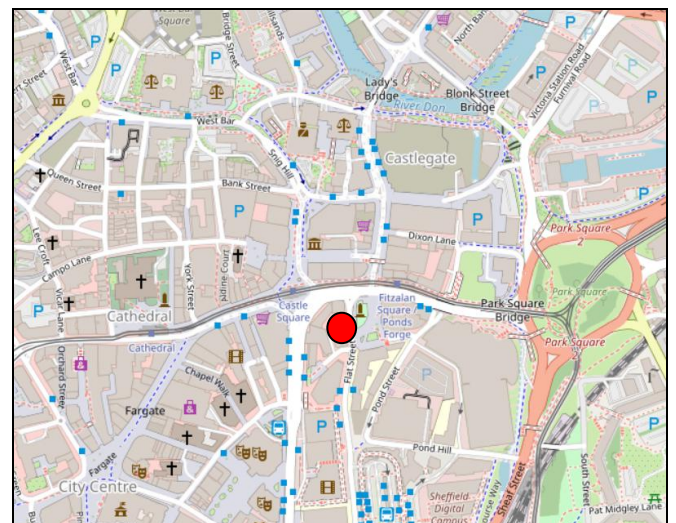
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

July 2025