

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

1 Tudor Square, Sheffield S1 2LA



- Studio/Clinic/Office Premises in the City Centre
- Prominent Location Close to Fargate and The Crucible
- Second Floor Suite – To Be Refurbished
- Suitable for a Variety of Uses Subject to Planning
- Total Internal Area – 568 sq ft (53 sq m)
- Available Immediately To Let on a New Lease

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LOCATION

The property is prominently located on Tudor Square, 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 Ego Restaurant, Marmadukes and Miller and Carter.

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 characterful 3-storey retail/office building.

The available space is located on the second floor, which is currently arranged as partitioned studio/salon space, although these reconfigured to provide open plan space. The suite includes a kitchen with communal WCs.

ACCOMMODATION (Approx internal areas)

2nd Floor Suite Total 568 sq ft 52.8 sq m



RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Salon & Premises Rateable Value £5,000

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

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT

£700 per calendar month. If applicable VAT will be payable.

LEASE

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

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

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

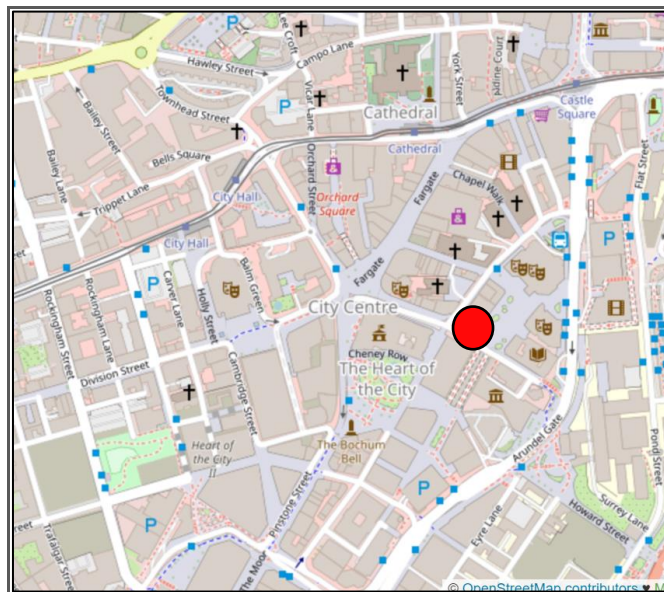
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SUBJECT TO CONTRACT AND AVAILABILITY July 2025