

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

26 Campo Lane, Sheffield S1 2EF



- **Central City Centre Retail/Studio/Office Unit**
- **Prominent Location Opposite Sheffield Cathedral**
- **100% Business Rates Relief, Subject to Status**
- **Ground Floor Totalling 356 sq ft + Large Basement**
- **To Let on a New Lease**

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LOCATION

This shop unit is prominently located close to the corner of Campo Lane and North Church Street in the heart of Sheffield's traditional professional quarter, directly opposite the back of Sheffield Cathedral.

There are numerous office occupiers in the vicinity as well as a variety of bars and restaurants.

Public transport is easily accessed with numerous bus routes and a Supertram stop within 50 yards of the premises.

DESCRIPTION

The property comprises a ground floor lock-up shop unit fronting Campo Lane. There is a WC on the first floor, along with a large basement accessed internally.

ACCOMMODATION (Approx net internal areas)

Ground Floor Shop	356 sq ft	33.1 sq m
Basement	605 sq ft	56.2 sq m



RATING ASSESSMENT

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

Shop & Premises R.V. £10,250

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 53 (Band C). A full Energy Performance Certificate will be provided on request.

RENT

Rental offers in the region of **£12,000 per annum** exclusive are invited. Rents will be subject to VAT.

LEASE

The premises are available on a new lease with terms to be agreed.

RENT DEPOSIT

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

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

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

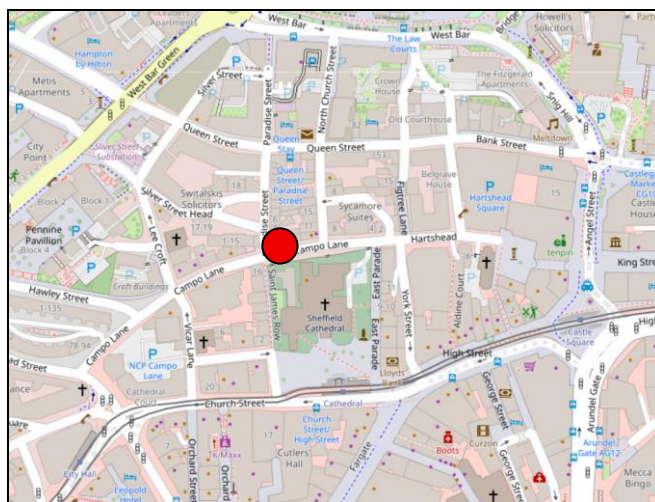
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SUBJECT TO CONTRACT AND AVAILABILITY September 2025