

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

1-2 Fitzalan Square, Sheffield S1 2AY



- **Prominent City Centre Café/Retail Premises**
- **City Centre Location Near Haymarket & Hallam University**
- **Suitable for a Variety of Uses – Subject to Planning**
- **4,076 sq ft (378.7 sq m) Over Four Floors**
- **Quoting £28,000 Per Annum**
- **To Let on a New Lease**

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## 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 premises extends over four floors and is located on a prominent corner position fronting both Fitzalan Square and Commercial Street.

Internally the property benefits from a glazed ground floor sales area. The upper floors have been used for storage and fridge facilities, along with staff rooms, kitchenettes and WCs.

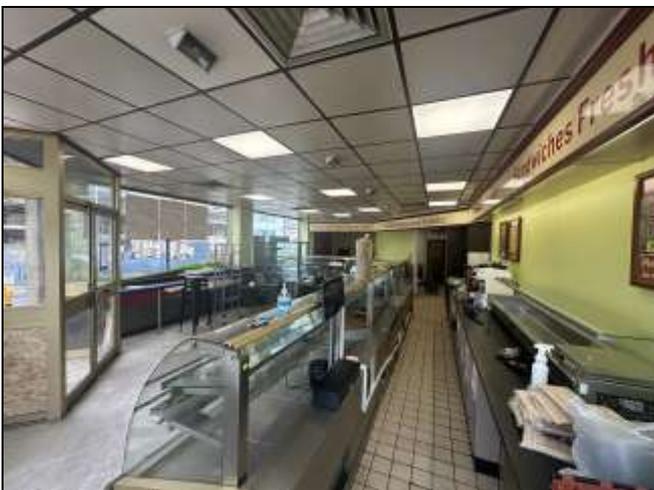
There is a large basement, which is in shell condition.

## ACCOMMODATION (Approx internal areas)

Basement	1,986 sq ft	184.5 sq m
Ground Floor	864 sq ft	80.3 sq m
First Floor	705 sq ft	65.5 sq m
Second Floor	521 sq ft	48.4 sq m
<b>Total</b>	<b>4,076 sq ft</b>	<b>378.7 sq m</b>

## ENERGY PERFORMANCE CERTIFICATE

The premises have a B rating. An EPC certificate is available on request



## RENT

**£28,000 per annum exclusive.**

## 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 2023 rating assessment is: -

Shop & Premises R.V. £20,750

## 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**

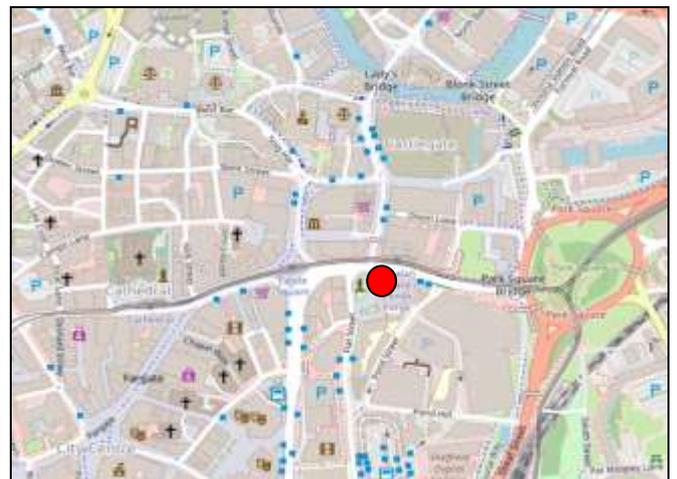
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SUBJECT TO CONTRACT AND AVAILABILITY

August 2025