

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Allen Court, Upper Allen Street, Sheffield, S3 7HB



- High Quality Unit To Let
- Situated Close to the University of Sheffield
- Prominent Location with Good Visibility
- 3,543 sq ft Ground Floor Area of 3,543 sq ft
- Suitable For a Variety of Uses, Subject to Planning
- Immediately Available To Let on a New Lease

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LOCATION

Allen Court is situated on Upper Allen Street, off Brook Hill on the northern edge of Sheffield City Centre, just inside Sheffield's inner ring road.

The location is within easy walking distance of the University of Sheffield and is well located for 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.

DESCRIPTION

The development consists of a retail unit which sits beneath a major student residential scheme consisting of 989 Beds. The unit fronts Upper Allen 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, offering great visibility.

ACCOMMODATION

(All areas are approximate)

Ground Floor	3,543 sq ft	329.29 sq m
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EPC

A full EPC will be provided on request.

RENT

Rental offers in the region of **£35,000 per annum** are invited. The rent will be subject to VAT.

LEASE

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

USE

The premises benefit from E class and Sui Generis planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services) A3 (café & restaurant), B1 (Office use), and D1 (clinics and health centre) uses, without the need for a change of use.

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 sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

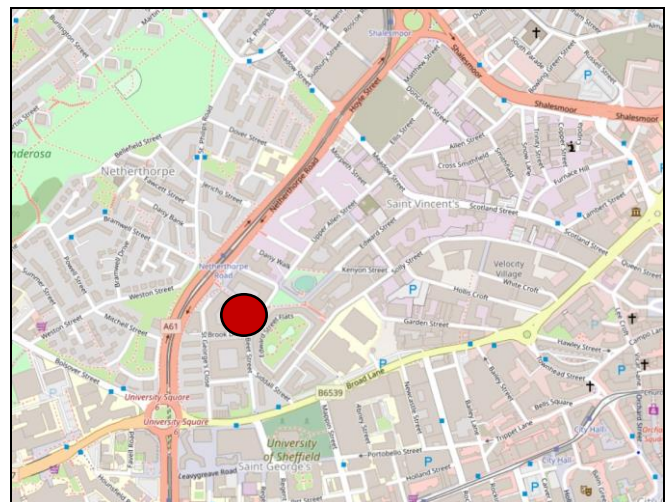
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Subject to Contract and Availability

August 2025