

To Let

8 & 10 Fitzalan Square, Sheffield S1 2AZ



- Two Prominent Grade II Listed City Centre Premises
- City Centre Location Near Haymarket & Hallam University
- Suitable for a Variety of Uses
- Unit 8: 1,464 sq ft - Unit 10: 839 sq ft – Available as a Whole or Individually
- To Let on a New Lease

T 0114 272 3888

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

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, 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.

8 & 10 are mid-terrace lock up units providing clear floor space with an accessible WC to the rear of each unit. Both premises benefit from a mezzanine floor.

ACCOMMODATION (Approx internal areas)

No.8 Ground Floor	1,257 sq ft	116.7 sq m
No.8 Mezzanine	189 sq ft	17.6 sq m
No.10 Ground Floor	762 sq ft	70.8 sq m
No. 10 Mezzanine	77 sq ft	7.1 sq m
Grand Total	2,303 sq ft	213.9 sq m

ENERGY PERFORMANCE CERTIFICATE

No.8: 59 – C.

An EPC certificate is available on request



RENT

Unit 8: £27,500 per annum

Unit 10: £22,500 per annum

If applicable the rent will be subject to VAT

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 2026 rating assessment is: -

No.8 - Research Facility: R.V. £18,250

No.10 - Research Facility: R.V. £12,500

MONEY LAUNDERING

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

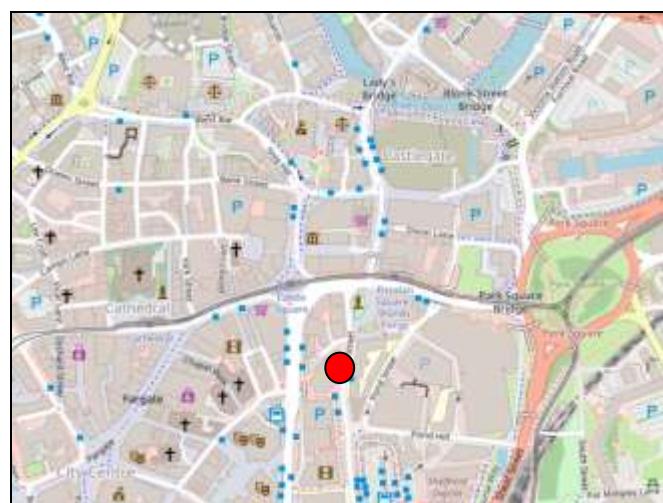
VIEWING ARRANGEMENTS

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

February 2026