

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

24 Union Street, Sheffield S1 2JP



- **City Centre Hot Food Takeaway/Retail Unit Arranged Over Three Floors**
- **Busy Location Adjacent to St. Paul's Office/Leisure Scheme**
- **Suitable for a Variety of Uses Subject to Planning**
- **832 sq ft (77.3 sq m) Approx Total Area**
- **Available on Flexible Lease Terms**

LOCATION

The premises are prominently located fronting Union Street, close to Charles Street and Pinstone Street, one of Sheffield's prime shopping thoroughfares.

The modern St Paul's office/leisure development is opposite and this location benefits from high levels of footfall with surrounding occupiers including Sheffield City Council and The Post Office.

Parking is available on-street immediately opposite the premises or within the large multi storey Q Park nearby.

DESCRIPTION

The premises comprise an open plan retail unit currently arranged as a hot food takeaway. The premises benefit from a seating area and kitchen with extraction unit on the ground floor. The first floor accommodates ancillary space with male and female WCs. The second floor provides further ancillary space.

The unit has a glazed frontage to Union Street and electric roller shutter as well as access to a small rear yard.

ACCOMMODATION (Approx net internal areas)

Internal Width	17 ft 1 in	5.2 m
Shop Depth	27 ft 0 in	8.2 m
Sales Area	464 sq ft	43.0 sq m
First Floor	202 sq ft	18.8 sq m
Second Floor	166 sq ft	15.4 sq m
Total	832 sq ft	77.3 sq m



RATING

The 2026 rating assessment is: -

Shop & Premises RV £10,000

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

RENT

Rental offers around **£12,000 per annum** are invited. The rent will be subject to VAT.

LEASE

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

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C 59. A full EPC will be provided on request.

PLANNING

The building falls under use category 'Sui Generis' in the new Use Class Order, applicable as of 1st September 2020. Other uses will be considered subject to planning.

SERVICE CHARGE

A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

LEGAL COSTS

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

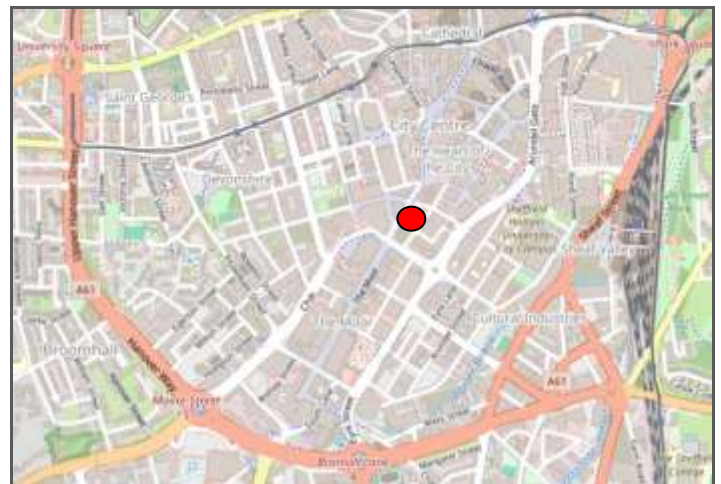
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

April 2026