

Property Consultants



To Let

39 Hereford Street, Sheffield S1 4PP



- Ground Floor Retail Unit To Let
- Prominent Position in Sheffield City Centre
- 100% Business Rates Relief, Subject to Status
- 441 sq ft (41.0 sq m)
- Quoting £13,000 Per Annum
- To Let on a New Lease

LOCATION

Hereford Street is located towards the bottom of The Moor one of Sheffield's prime shopping thoroughfares. The building above, 32 Eyre Street, has undergone a full refurbishment and provides 37,000 sq ft of office space.

The location benefits from high levels of footfall with surrounding occupiers including Greggs, Costa Coffee, Subway and Sports Direct.

DESCRIPTION

The premises provides a single ground floor unit with retail space to the front along with a kitchen and WC to the rear.

The unit has been refurbished to a high standard, benefiting from fully glazed frontages, LED lighting, and new flooring.

ACCOMMODATION (Approx net internal areas)

Ground Floor Total	441 sq ft	41.0 sq m
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RATING

According to the 2026 Rating List, the premises are assessed as follows: -

Barbers Shop & Premises R.V. £5,400

Subject to status, 100% business rates relief could be available resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 67 (Band C).

RENT

Rental offers of **£13,000 per annum exclusive** are invited. VAT will be payable.

LEASE

The premises are available to let 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.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

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:

Charlie Appleyard – Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY April 2026