Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

33 King Street, Sheffield S3 8LF

- City Centre Retail Unit
- Busy Pedestrianised Location
- Suitable for a Variety of Uses (Subject to Planning)
- 1,296 sq ft (120.4 sq m)
- 100% Business Rates Relief Subject to Status
- Quoting £10,800 Per Annum
- To Let on a New Lease

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LOCATION
The premises are situated in Sheffield City Centre in a prominent location on Kings Parade, close to Arundel Gate, High Street, Fitzalan Square and Haymarket.
The units are in a retail parade, occupiers close by include Easy Hotel, Subway, Heron Foods and KFC.

DESCRIPTION
Consists of a ground floor retail shop with access to a basement, which benefits from a kitchenette, WC's, internal storage. There is an electric security shutter on the glazed frontage.

Externally there is access to the rear service road.

ACCOMMODATION (Approx net internal areas)

Unit 33	**1,296 sq ft**	**120.4 sq m**

RATES
The Rating Assessments based on the April 2026 list are as follows: -

Shop and Premises RV: £9,400

Subject to status, Full Small Business rates relief could apply.

ENERGY PERFORMANCE CERTIFICATE
The premises are rated C. Full EPC's will be provided on request.

PLANNING
We are informed 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 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

RENT
£10,800 per annum.

VAT will be payable.

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

RENT DEPOSIT
A rent deposit may be required to be held over the term of the lease.

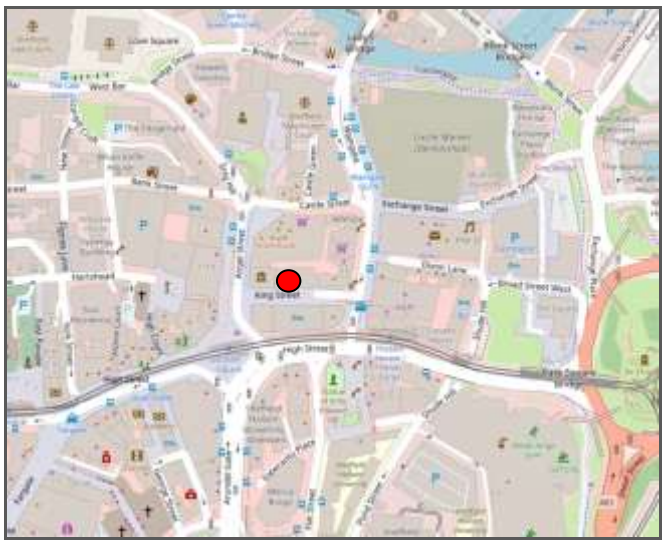
SERVICE CHARGE
A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.

VIEWING ARRANGEMENTS
Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes – Crosthwaite Commercial
mark@crosthwaitecommercial.com
07738 275 226

Charlie Appleyard – Crosthwaite Commercial
charlie@crosthwaitecommercial.com
07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY **June 2026**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.