

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

46 Chapel Walk, Sheffield S1 2PD



- **City Centre Retail Unit To Let**
- **Busy Location in Sheffield City Centre**
- **Suitable for a Variety of Uses Subject to Planning**
- **1,174 sq ft (109.0 sq m) NET Area**
- **Quoting £18,000 Per Annum**
- **Immediately Available**
- **Available to Let on a New Lease**

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LOCATION

The properties are located on the pedestrianised Chapel Walk which links Fargate and Norfolk Street. Fargate is one of the prime retail pitches in Sheffield and Norfolk Street provides easy access to The Crucible Theatre, Sheffield Winter Gardens and The Lyceum Theatre.

The units are close to the entrance to Marks & Spencers food hall and benefits from a strong pedestrian footfall.

Other well-known occupiers in the vicinity include Boots, McDonalds, Paperchase, HMV and Café Nero.

DESCRIPTION

The property comprises a ground floor retail unit extending to approximately 1,174 sq ft, benefitting from a prominent glazed frontage onto Chapel Walk.

Internally, the accommodation is predominantly open plan, providing a spacious sales area with carpeted flooring, suspended ceiling and fluorescent lighting.

To the rear is ancillary storage accommodation with fitted shelving, together with WC facilities. The unit also benefits from comfort cooling to the main sales area.

ACCOMMODATION (Approx net internal areas)

Retail Area	784 sq ft	72.8 m
Store	390 sq ft	36.2 m
Total Sales Area	1,174 sq ft	109.0 sq m



ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of A - 21. A full EPC will be provided on request.

RENT

Rental offers of **£18,000 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.

RATING

The 2026 rating assessment is: -

Shop & Premises RV £15,000

LEGAL COSTS

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

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 agents detailed below:

Mark Holmes - Crosthwaite Commercial

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07738 275 226

Charlie Appleyard – Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

August 2026