

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

28 Union Street, Sheffield S1 2JP



- City Centre Retail Unit To Let
- Busy Location Adjacent to St. Paul's Office/Leisure Scheme
- Suitable for a Variety of Uses Subject to Planning
- 516 sq ft (47.5 sq m) NET Area
- Quoting £12,000 Per Annum
- Available to Let on a New Lease

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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 with a kitchenette and WC to the rear.

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	20 ft 5 in	9.3 m
Total Sales Area	516 sq ft	47.5 sq m



RATING

The 2026 rating assessment is: -

Shop & Premises RV £10,750

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

RENT

Rental offers at **£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 56. A full EPC will be provided on request.

SERVICE CHARGE

A service charge of £800 per annum 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.

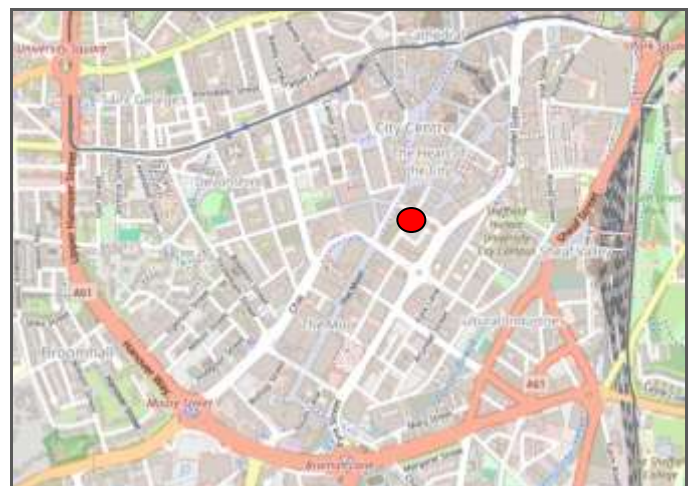
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

July 2026