

Property Consultants



T 0114 272 3888

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

To Let

49A Eyre Lane, Sheffield S1 4RB



- City Centre Self Contained Office/Retail Unit
- Contemporary Development in the Cultural Industries Quarter
- 545 sq ft plus WC & Kitchenette
- 100% Business Rates Relief, Subject to Status
- Suitable for a Variety of Uses
- Available Immediately on a New Lease

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LOCATION

Eyre Lane is situated in the Cultural Industries Quarter on the southern edge of Sheffield City Centre, just inside Sheffield's inner ring road, close to the New Era Square development.

The location is within easy walking distance of Sheffield Hallam University as well as Sheffield Railway Station, Sheffield Bus Interchange, the prime shopping areas of The Moor and all the services and facilities of the city centre.

Over recent years the area has undergone substantial transformation with a number of buildings having been converted to private and student accommodation, as well as workshops & offices aimed at the cultural industries sector.

Occupiers in the vicinity include Jaywing, Shoosmiths, Industry Tap, Birdhouse Kitchen and Decathlon.

DESCRIPTION

The property forms part of the Challenge Works student development fronting on to Eyre Lane in Sheffield city centre, close to the Sheffield Hallam campus. The subject property is a ground floor self-contained commercial unit.

The unit has been fitted to a good standard with LED Lighting set withing a suspended ceiling to the rear there is a WC and kitchenette.

ACCOMMODATION (Approx net internal areas)

Ground Floor	545 sq ft	50.6 sq m
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RATING ASSESSMENT

The property is yet to be assessed however it is envisaged that the unit will qualify for small business rates relief and subject to status, 100% rates relief could apply.

RENT

Rental offers in the region of **£10,500 per annum** exclusive are invited. VAT will NOT be payable.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Offices) 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.

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

SERVICE CHARGE

A service charge will be payable. Further details on request.

LEGAL COSTS

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

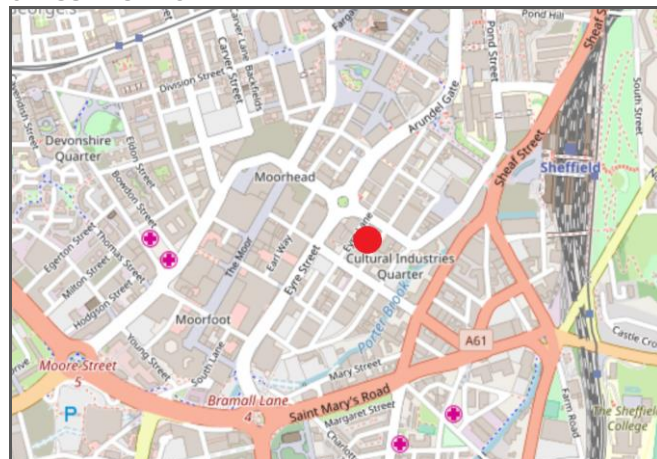
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes – Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

April 2023