



To Let

City Centre Retail Unit with across ground, first and lower ground floors

£11,000 per annum

45 Chapel Walk, Sheffield, S1 2PD

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Retail premises located in Sheffield city centre
- Fronting pedestrianised Chapel Walk which links Fargate with the Theatre Quarter.
- Accommodation over ground, first and lower ground floors
- Available on a new lease (contracted out of the 1954 Landlord & Tenant Act)
- Small business rates relief should apply



Description

The subject property comprises a retail premises with window frontage to Chapel Walk. The available accommodation includes lower ground, ground floor and first floor areas. The ground and first floor has been most recently used as a sales area, with the lower ground floor for storage purposes.

The property includes a mixture of flooring including carpets/tiles/laminate, strip lighting, decorated walls, suspended ceilings, arched windows, and shop window frontage.

There is staircase access to the respective floor levels. The property benefits from water and electric, and shared WC facilities (located within Victoria Hall Methodist).

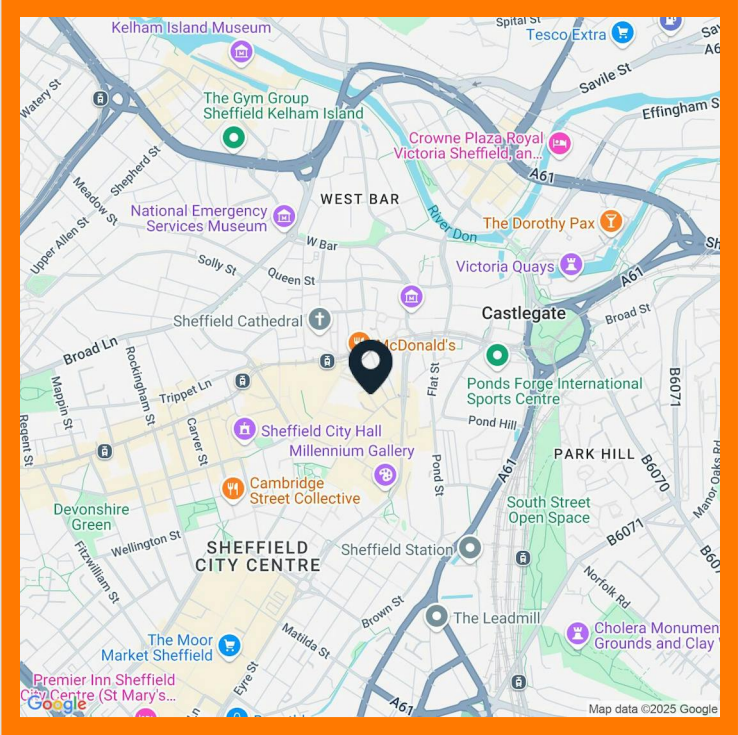
Location

Chapel Walk links Fargate, which is a retailing pitch within Sheffield City Centre, with Norfolk Street almost opposite the famous Crucible Theatre. Chapel Walk also provides a link from Fargate to both bus and railway stations. Located within Chapel Walk are a range of retail and service businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	349	32.42
Lower Ground	683	63.45
1st	346	32.14
Total	1,378	128.01



Rating Assessment

We are informed the property has a rateable value of £10,500. The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Planning

The property was most recently occupied as a charity shop. The property may be suitable for a variety of retail and service uses and we would encourage interested parties to verify that their intended uses are suitable with the local planning authority.

Lease Terms

The property is available on a new lease on terms to be agreed. The intention is for the lease to be outside the provisions of the landlord & tenant 1954 act. The client is open to providing a period of rent for a suitable tenant / lease deal.

Rent

£11,000 pa. We are informed VAT is NOT payable on the rent.

Business Rates

Rateable Value of £10,500 Small business rates relief should apply

Energy Performance Certificate

EPC exempt - Listed building

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

