



SMC
Brownill
Vickers

To Let

2 x Refurbished Retail Units located on the Wicker,
Sheffield

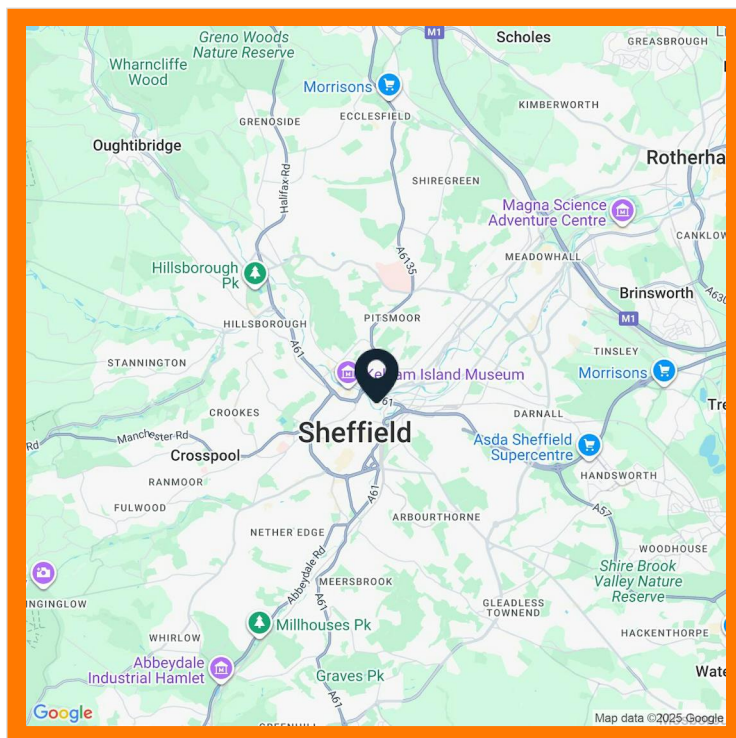
£12,500 per annum

13-15 Wicker, Sheffield, S3 8HS

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- 2 x ground floor retail units suitable for a variety of retail uses
- Located within a busy location on Wicker close to Sheffield city centre
- Available on a new lease direct from the landlord



Description

The property comprises two refurbished retail units (13 Wicker and 15 Wicker), which include an open sales area, shop window frontage, external security shutters, mounted lighting and electric sockets. WC facilities are located to the rear of the unit. Please note there is no gas.

Location

The property is located on the fringe of Sheffield city centre in a popular area for various food uses and other local traders. Wicker benefits from good road and public transport links to the city centre ring road and outer Sheffield districts. The location is within walking distance of the city centre and various office and business destinations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 13 Wicker	445	41.34
Unit - 15 Wicker	497	46.17
Total	942	87.51

Rating Assessment

The rateable values are to be accessed. We anticipate both retail units should qualify for small business rate relief.

Planning

We are informed the retail units have a Class E use. Interested parties are advised to satisfy themselves with Sheffield planning authority that their use is acceptable under these new changes.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Lease Terms.

A new lease is available on terms to be agreed. The landlord will not allow food related uses.

Rent

13 Wicker: £12,500 pa
15 Wicker: £12,500 pa

No VAT is payable on the rent. Rent to be paid monthly or quarterly.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed and requested from the successful tenant.

Energy Performance Certificate

Upon Enquiry

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