



**SMC
Brownill
Vickers**

To Let

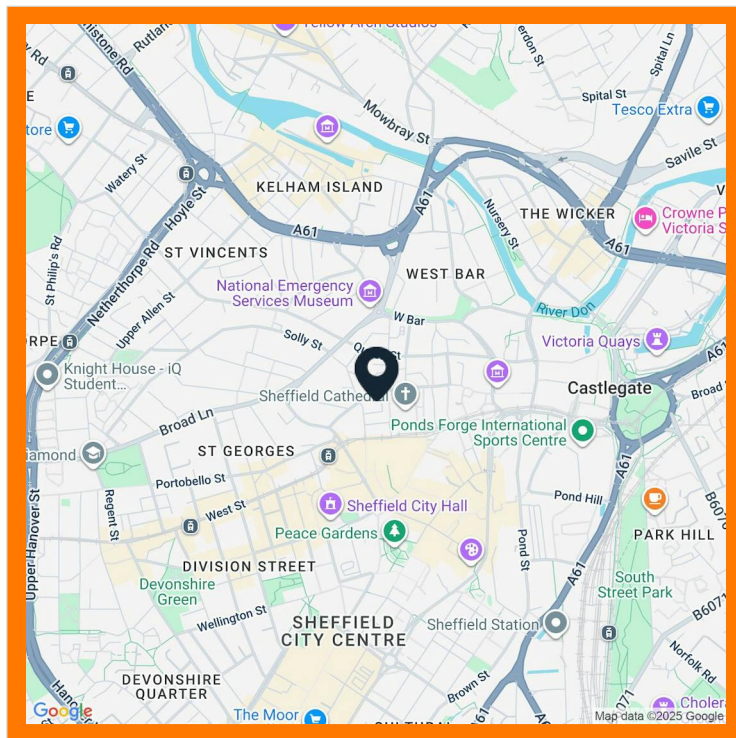
Office / Retail Unit located in Sheffield City Centre
£21,500 per annum plus VAT

23 Campo Lane, Sheffield, S1 2EG

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smcbrownillvickers.com

- Modern ground office / retail premises – most recently used as an estate agents office
- Located on Campo Lane in Sheffield city centre
- Within close proximity to Fargate, High Street, Sheffield Cathedral, etc
- Available on a new lease



Description

The property is a ground floor commercial unit, which was most recently occupied by an estate agents business. The accommodation provides a front open plan sales of a rectangular shape, with rear meeting rooms, kitchenette, and WC facilities (x2).

The property benefits from a large window frontage to Campo Lane and includes a suspended ceiling, air conditioning, carpets, and electrical heating. Approximate ceiling height floor to suspended ceiling is 3.22m.

Location

The property is located on Campo Lane in Sheffield city centre. The area has traditionally been known as the professional quarter although there are now wider uses within the area, including offices, retail, serviced accommodation, student apartments, and residential owner occupiers. The property is close to Fargate, High Street, Church Street and various bus and tram routes, which are all within a short walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	888	82.50
Ground - Meeting Room 1	74	6.87
Ground - Meeting Room 2	140	13.01
Ground - Kitchenette	46	4.27
Total	1,148	106.65

Planning

The premises are understood to have A2 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with Sheffield planning authority that their use is acceptable under these new changes.

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are rated as follows:-

Address: Unit 3 The Chimes, Campo Lane, Sheffield, S1 2EF

Description: Offices and premises

Rateable Value: £17,250

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Please note, the 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. We understand this doesn't apply to office uses. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discout>

Lease Terms

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£21,500 pa. We are informed VAT is payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease, which will depend on the overall lease terms considered.

Business Rates

Rateable Value of £17,250

Energy Performance Certificate

D (85)

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