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For Sale



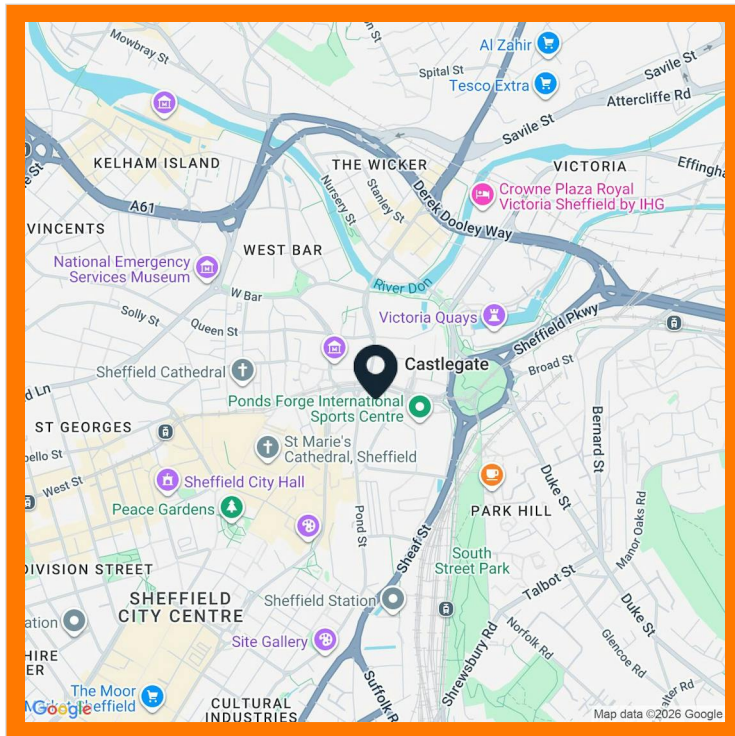
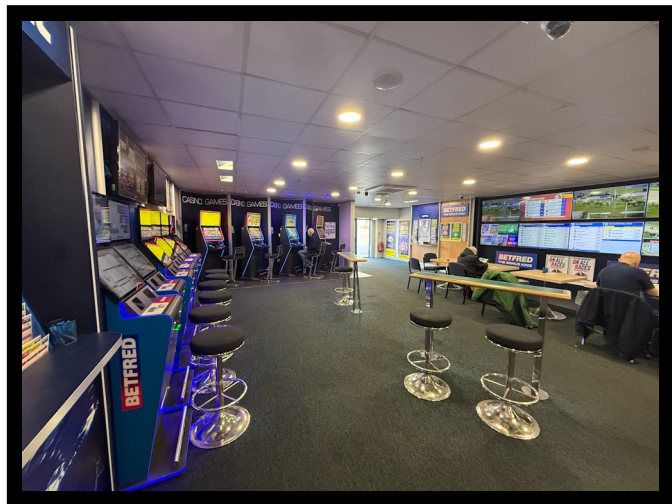
City Centre Retail Investment for Sale Offers in excess of £300,000

11 Fitzalan Square, Sheffield, S1 2AY

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- Prime Sheffield city centre location
- Passing rent: £25,000 per annum
- First Class tenant covenant: DONE BROTHERS (CASH BETTING) LIMITED T/A Betfred
- Excellent frontage and visibility
- Opportunity to reconfigure for redevelopment purposes



Description

The property comprises a commercial building arranged over ground floor, lower ground floor, and basement levels, located in a town centre position.

The unit is occupied by Betfred, who have been in occupation since 2009.

The property features a prominent frontage with large display windows. The ground floor provides an open-plan retail area with customer WC facilities and staff ancillary accommodation to the rear.

The lower ground floor provides open storage and warehouse space. The basement offers additional storage, with shared rear access via a roller shutter door.

Location

The premises occupy a prime position in the heart of Sheffield city centre, fronting directly onto Fitzalan Square, close to Haymarket and Commercial Street. This prominent location benefits from excellent connectivity, being situated on several of the main bus routes through the city centre and adjacent to the Commercial Street Supertram stop, ensuring high footfall and ease of access.

The surrounding area is home to a strong mix of national and established occupiers, including Wilko, B&M Bargains, KFC, Cooplands, William Hill and easyHotel, creating a vibrant retail and leisure environment that is highly attractive to a wide range of occupiers. The premises are next to the Sheffield Hallam University Institute of Arts, Old Post Office.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	406	37.72	Available
Lower Ground	2,362	219.44	Available
Ground	2,553	237.18	Available
Total	5,321	494.34	

Tenure

The property is offered for sale on a Freehold basis.

Freehold- Title Number SYK478005

Occupational Lease

The entire property is let as follows:-

Tenant: DONE BROTHERS (CASH BETTING)

Lease Start Date: 22nd July 2025

Break Clause: 21st July 2028

Lease Expiry Date: 21st July 2030

Rent: £25,000 pa

Repair: FRI ('To keep the Property in good and substantial repair and condition')

Price

Offers around £300,000

Identity Checks

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

Business Rates

Rateable Value of £38,250

Energy Performance Certificate

C (62)

Isaac Clayton

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