

SMC
Brownill
Vickers

To Let



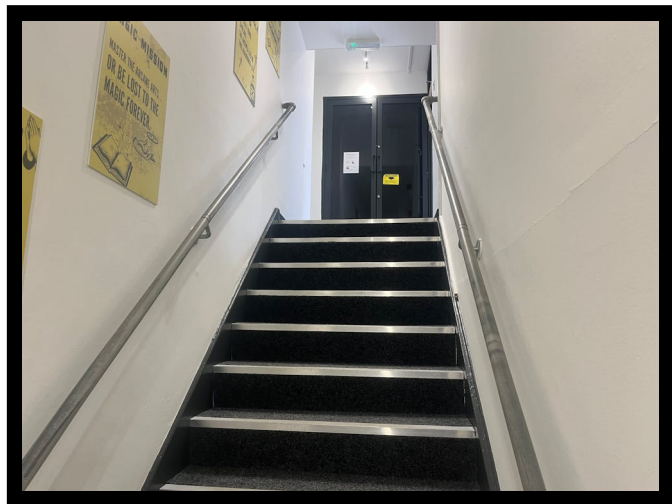
Lower Ground Floor Accommodation available to let in Sheffield City Centre

£10,950 per annum

Lower Ground at 33 High Street, Sheffield, S1 2GA
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Lower ground floor commercial accommodation suitable for a variety of uses - most recently used as an Escape Rooms
- High pedestrian footfall with excellent tram and bus routes
- Nearby occupiers include; Sainsbury's, Wendy's, Lidl, McDonalds, CEX amongst many more
- Small business rates relief should apply
- Available on a new flexible lease



Description

The property comprises of a self-contained basement area. The basement is self contained with lighting, full height ceiling, WC and Kitchenette facilities. The accommodation is accessed via a customer entrance to the front from High Street, with a staircase providing access down to the basement area. There is also a rear access suitable for loading and deliveries.

Location

The subject premises occupy a prominent position on High Street, a busy retail pitch close to the pedestrianised shopping area of Fargate in Sheffield City Centre.

The immediate area benefits from excellent transport links with High Street being located along a central tram and bus route. High Street comprises a variety of shops and leisure occupiers and tenants in the immediate vicinity including Sainsburys, Wendy's, Wetherspoons, McDonalds, Lidl, German Doner Kebab, and many more.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Display Window	38	3.53
Lower Ground	1,259	116.96
Total	1,297	120.49

Rateable Value

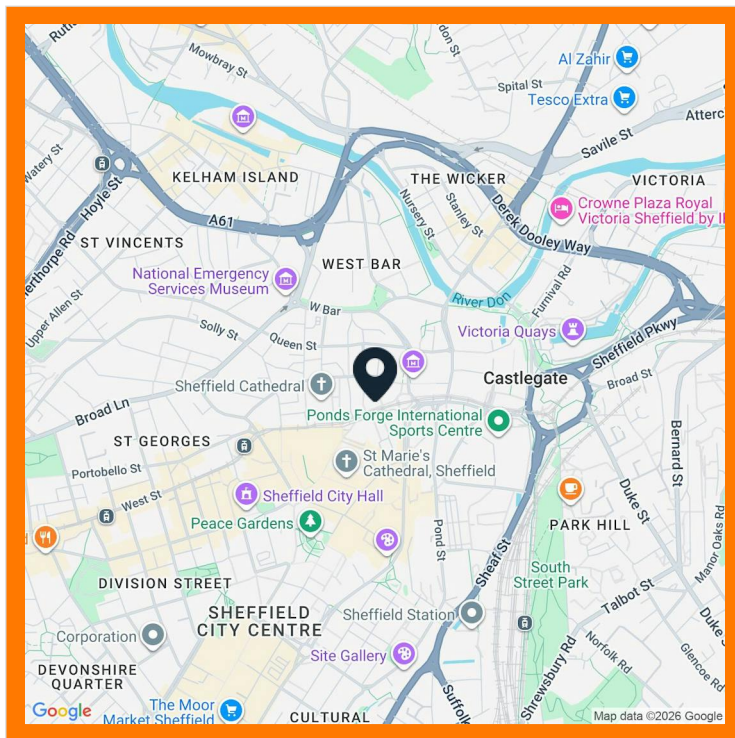
From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: Bsmt 33, High Street, Sheffield, S1 2GA

Description: Shop and premises

Rateable Value: £9,800

An incoming tenant should qualify for small business rate relief. Interested parties are advised to make their own enquiries with the Local authority for verification purposes.



Lease Terms

The property is available to let on terms to be agreed.

Rent

£10,950 pa. We are informed VAT is NOT payable.

Rent Deposit

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

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 to and requested from the successful tenant.

Business Rates

Rateable Value of £9,800 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

