

SMC
Brownill
Vickers

To Let

Corner retail / office premises with lower ground storage on Campo Lane, Sheffield

£12,500 per annum

9 Campo Lane, Sheffield, S1 2EF

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- Prominent corner position on Campo Lane in Sheffield city centre
- Former DX delivery unit. May have potential for retail, office, service (Class E) uses (STP)
- Within close proximity to Fargate, High Street, Sheffield Cathedral, etc
- With lower ground floor storage
- Available on a new lease



Description

The subject property is the ground and lower ground floors, part of a three-storey traditional building. The property has been used as DX delivery unit.

The property has a corner return frontage, comprising a full-height glazed shopfront. The glazing is currently covered with vinyl film although could be removed to offer more visibility to the external side.

Internally the ground floor is an open plan rectangular shaped sales area. There is a rear staircase to the lower ground floor which provides storage space. Within the lower ground floor is WC facilities and wash basin. There is also side access to North Church Street.

The current specification includes a vinyl tile / sheet flooring, plastered and painted walls, surface-mounted trunking, and suspended fluorescent strip lighting.

Location

The property is located on the corner of Campo Lane and North Church Street 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.

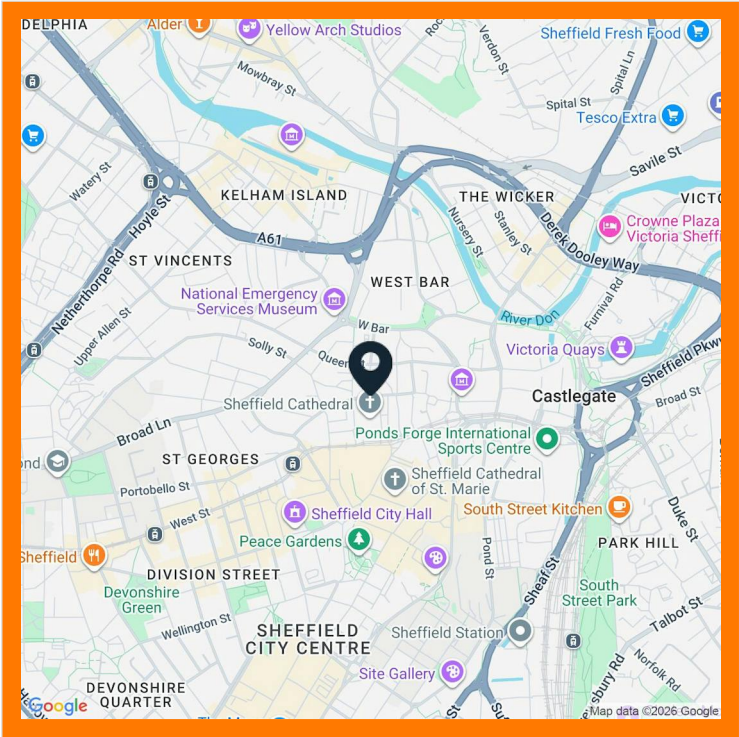
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	404	37.53
Lower Ground	400	37.16
Total	804	74.69

Planning

The property has been used as a DX delivery. We anticipate other uses should be possible (STP) and we would encourage interested parties to verify the matter with the local planning authority.



Rating Assessment

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

Address: 9, Campo Lane, Sheffield, S1 2EF
Description: Shop and premises
Rateable Value: £12,000

Small business rate relief should apply. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£12,500 pa. We are informed VAT is NOT 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 £12,000 Small business rate relief

Energy Performance Certificate

E (118)

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