

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

48 Castle Square, Sheffield S1 2GF



- Prominent Retail Unit with Restaurant & Café Use Consent
- 980 sq ft on Ground and Mezzanine Floors
- Potential For Large Basement Space
- Supertram and Numerous Bus Routes Nearby
- To Be Refurbished
- To Let on a New Lease

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## LOCATION

The premises are situated in Sheffield City Centre in a prominent location on the corner of Castle Square and Arundel Gate close to High Street, Fitzalan Square and Haymarket.

The property is in a parade which includes Tok You Restaurant and Age UK with Poundland and Easy Hotel opposite.

## DESCRIPTION

The property comprises a retail unit on two floors with fully glazed frontage. The ground floor provides a sales area with small office and an open staircase leads to a mezzanine floor.

As part of the A3 planning, the mezzanine could be extended and an opening will be created into the basement creating a kitchen area.

## ACCOMMODATION (Approx gross internal areas)

Ground Floor - Sales	732 sq ft	68.0 sq m
Mezzanine- Store/Office	247 sq ft	23.0 sq m
<b>Total</b>	<b>979 sq ft</b>	<b>91.0 sq m</b>

## RATES

The 2017 rating assessment is: -

Shop and Premises – R.V. £18,000

This assessment includes the first floor which is to be excluded from the letting and the premises will therefore need to be re-assessed for rating.

## ENERGY PERFORMANCE CERTIFICATE

The entire block has a rating of 122 (Band E). A full EPC will be provided on request.



## RENT

Rental on application. The rent is subject to VAT.

## LEASE

The premises are offered on a new lease on terms to be agreed.

## SERVICE CHARGE

A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

## PLANNING

Planning has been granted for - Use of retail unit (Use Class A1) as a cafe/restaurant (Use Class A3) including replacement shopfront and erection of extraction.

Further details can be found on the Sheffield City Council website [19/02829/FUL](https://www.sheffield.gov.uk/19/02829/FUL)

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

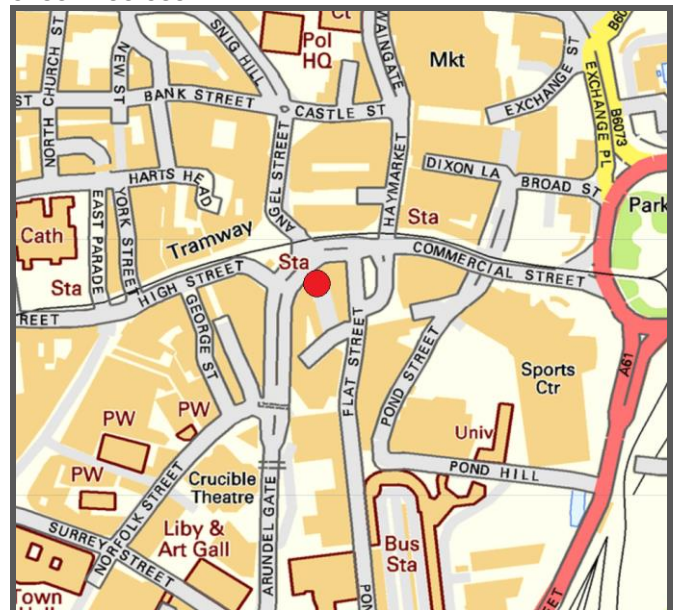
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Charlie Appleyard – Crosthwaite Commercial**

[charlie@crosthwaitecommercial.com](mailto:charlie@crosthwaitecommercial.com)

07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY

August 2022