

PRIME RETAIL UNIT TO LET

43 High Street, Sheffield, S1 2GB

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on High Street
- Modern well configured retail unit

LOCATION

The subject property is located in a high footfall location on High Street, in the heart of the city centre close to the main office district and Sheffield Hallam's City Centre campus.

The unit is adjacent to **Pizza Hut** and opposite **Poundland** and **Sports Direct**.

Other retailers in the immediate vicinity include **Boots**, **HMV**, **CEX**, **McDonalds**, **Co-op** and **Sainsbury's Local**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

| | | |
|---------------------|------------|-------------|
| Ground Floor Sales: | 231.7 sq m | 2,494 sq ft |
| First Floor Sales: | 222.3 sq m | 2,393 sq ft |
| Basement Anc: | 285.9 sq m | 3,078 sq ft |
| Total: | 739.9 sq m | 7,965 sq ft |

SUBJECT TO VACANT POSSESSION

RENT

£110,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18) - £107,000

Interested parties should verify these figures with Sheffield City Council (0114 273 4567).

TENURE

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

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey

020 7182 7493

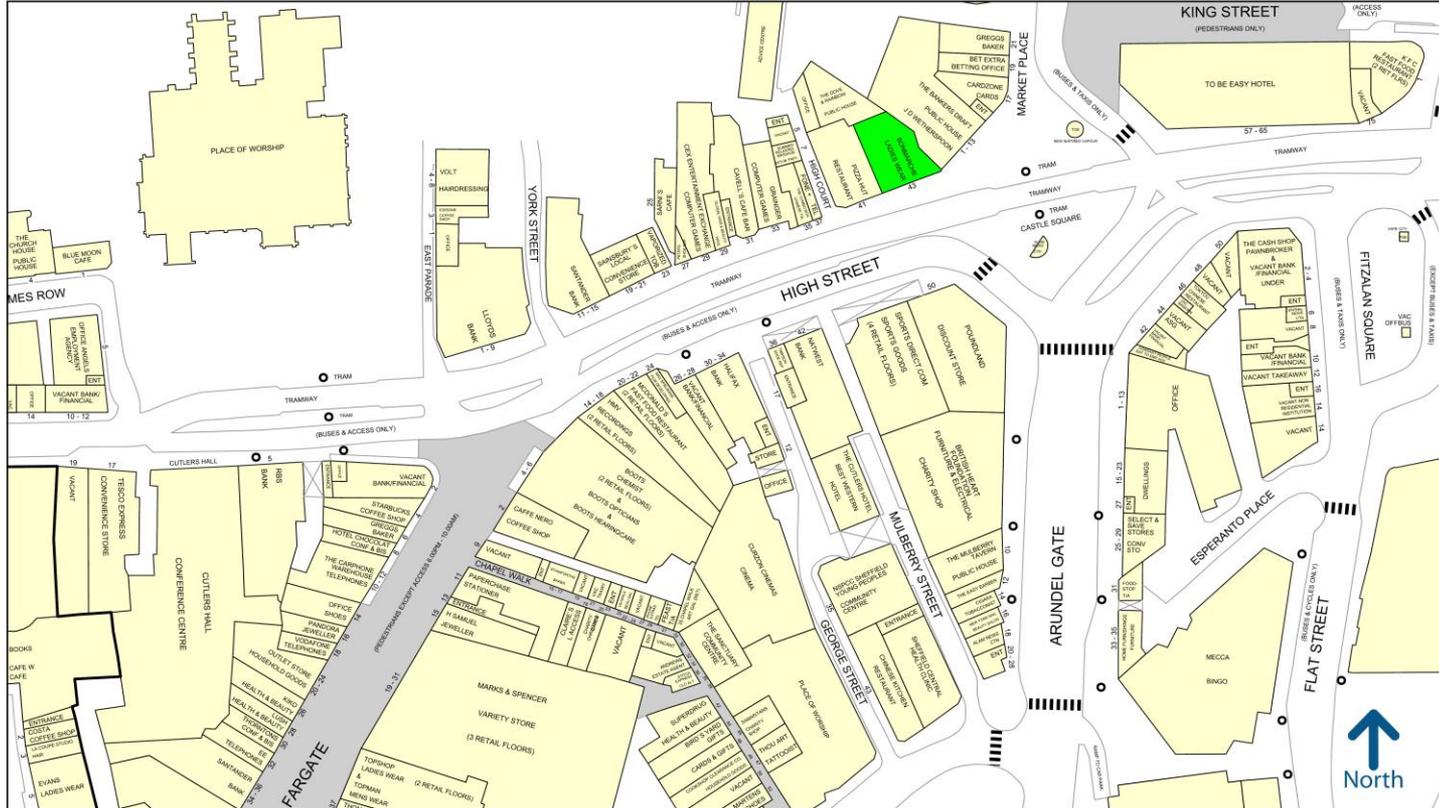
nick@fawcettmead.co.uk

Or via our joint agent, Phil Coombes,
Barker Proudlove, 07715 678 426

Subject to Contract / Vacant Possession



Sheffield - Central



Experian Goad Plan Created: 27/02/2018
Created By: Fawcettmead



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