

Property Consultants



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

To Let

42 Castle Square, Sheffield S1 2GF



- **Prominent City Centre Retail Unit**
- **Opposite Poundland and Sports Direct**
- **564 sq ft on Ground Floor**
- **Supertram and Numerous Bus Routes Nearby**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

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 iSwipe with Poundland and Sports Direct opposite. Other occupiers in the vicinity are Easy Hotel, Argos, Bon Marche amongst others.

DESCRIPTION

The property comprises a self contained ground floor retail unit with fully glazed frontage.

ACCOMMODATION (Approx net internal areas)

Sales Area	564 sq ft	52.4 sq m
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RATES

According to the Rating List on the Internet, the property is currently assessed as follows: -

Shop and Premises Rateable Value £14,000

Subject to status, Small Business rates relief could apply.

ENERGY PERFORMANCE CERTIFICATE

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

PLANNING

The premises currently benefit from an A1 retail planning consent, however alternative uses may be considered, subject to obtaining the necessary consents.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

RENT

Rental offers in the region of £12,000 per annum are invited.

VAT

The rent is subject to VAT.

LEASE

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

SERVICE CHARGE

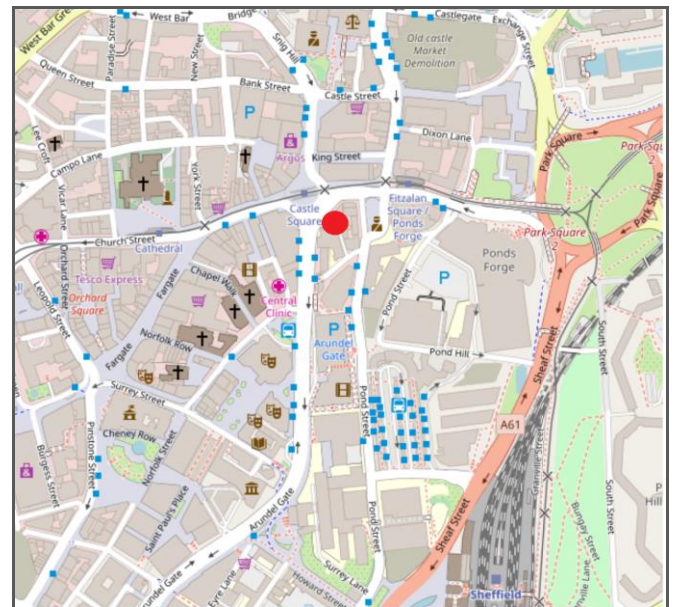
A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

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 Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
December 2018