

**CITY CENTRE RETAIL****Hereford St, Sheffield****Retail | 419 to 882 sq ft****Fully refurbished retail units in Sheffield City Centre**

Rent	from £12,000 per annum
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EPC	Available upon request
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Key Points

- > Prime city centre retail units
- > Part of a major new office refurbishment
- > New glazed facades
- > Redecorated throughout

Location

Hereford Street is located towards the bottom of The Moor. The building above, 32 Eyre Street, is undergoing a full refurbishment and will provide 37,000 sq ft of office space.

Accommodation

The premises provide the following approximate net internal floor areas:

Floor / Unit	Description	Size	Rent	Availability
G	33-35 Hereford St	791 sq ft	£24,000 per annum	Available
G	37 Hereford St	656 sq ft	£18,000 per annum	Available
G	39/41 Hereford St	882 sq ft	£24,000 per annum	Available
G	43 Hereford St	419 sq ft	£12,000 per annum	Available
G	45 Hereford St	441 sq ft	£12,000 per annum	Under

Specification

The units will benefit from the following specification:

- > New full height glazed frontages
- > Vinyl flooring
- > Plastered and painted walls
- > New lighting
- > Electric heating
- > WC
- > Kitchenette

Availability

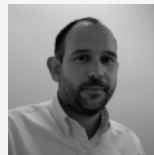
Each of the units is available to let by way of new lease on terms to be negotiated.



Business Rates

Available on Request

Viewings & Further Information:



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