

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

113-115 Pinstone Street, Sheffield S1 2HJ



- **Large Prime City Centre Retail Unit**
- **Prominent Corner Frontage**
- **Busy Location between Fargate and The Moor**
- **Adjacent to Superdrug, Card Factory and Herbert Brown**
- **2,990 sq ft Sales Area plus 1st Floor Sales**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The premises are situated on Pinstone Street which forms a busy pedestrian link between the prime shopping of Fargate and the improving retail precinct of The Moor.

Nearby traders include Superdrug, Card Factory, Herbert Brown, Skipton Building Society and Betfred. On The Moor is Debenhams department store, the new Moor Markets, Primark, Specsavers and many more national multiples.

Diagonally opposite is the Heart of the City II scheme including a 140,000 sq ft office headquarters building now occupied by HSBC.

DESCRIPTION

The property comprises a large ground floor shop unit with substantial glazed frontages to the corner of Pinstone Street and Charles Street. There is an open staircase to a first floor sales area with storage facilities at second floor level.

ACCOMMODATION (Approx net internal areas)

Internal width	55 ft 7 ins	16.9 m
Shop depth	52 ft 7 ins	16.0 m
Ground Floor Sales	2,990 sq ft	277.8 sq m
First Floor Sales/Staff	2,750 sq ft	255.5 sq m
Second Floor Storage	1,935 sq ft	179.8 sq m
Total Net Floor Area	7,675 sq ft	713.1 sq m



ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 84 (Band D). A full EPC will be provided on request.

RATES

The 2017 rating assessment is: -

Shop & Premises R.V. £144,000

LEASE

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

RENT

Rental offers in the region of **£125,000 per annum** are invited. A service charge is also payable, details on request.

VAT

The rent will be subject to VAT.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
September 2019