

# TELEGRAPH HOUSE

11-15 HIGH STREET, SHEFFIELD S1 2AN

Prime high street location **To Let**



KEY FEATURES

GOAD PLAN

FLOOR PLANS

CONTACT



## KEY FEATURES

- ▶ A prime retail location on a high street which has a very high footfall.
- ▶ Opposite Boots, HMV and McDonalds which are positioned on 'Fargate', the pedestrianised retail heart of the city.
- ▶ Excellent transport links, being less than a ten minute walk from the train station as well as having a tram stop outside.
- ▶ Local occupiers nearby include M&S, Pret, Hotel Chocolat and Topshop.
- ▶ Separate York Street split also available subject to demand.

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SHEFFIELD S1 2AN



KEY FEATURES

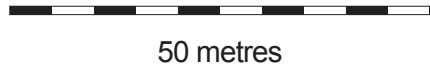
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## BASEMENT FLOOR

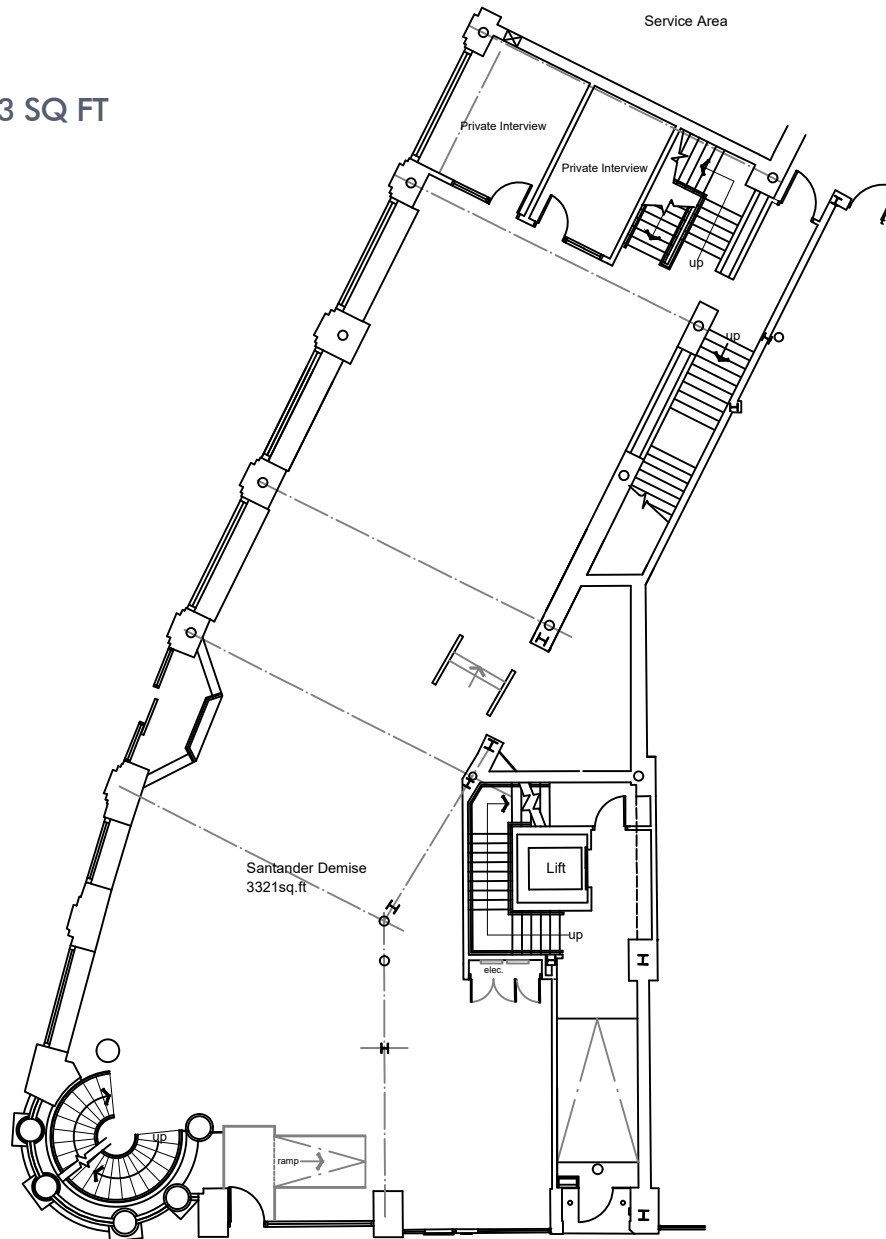
473.9 SQ M / 5,101 SQ FT



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GROUND FLOOR  
323.6 SQ M / 3,483 SQ FT



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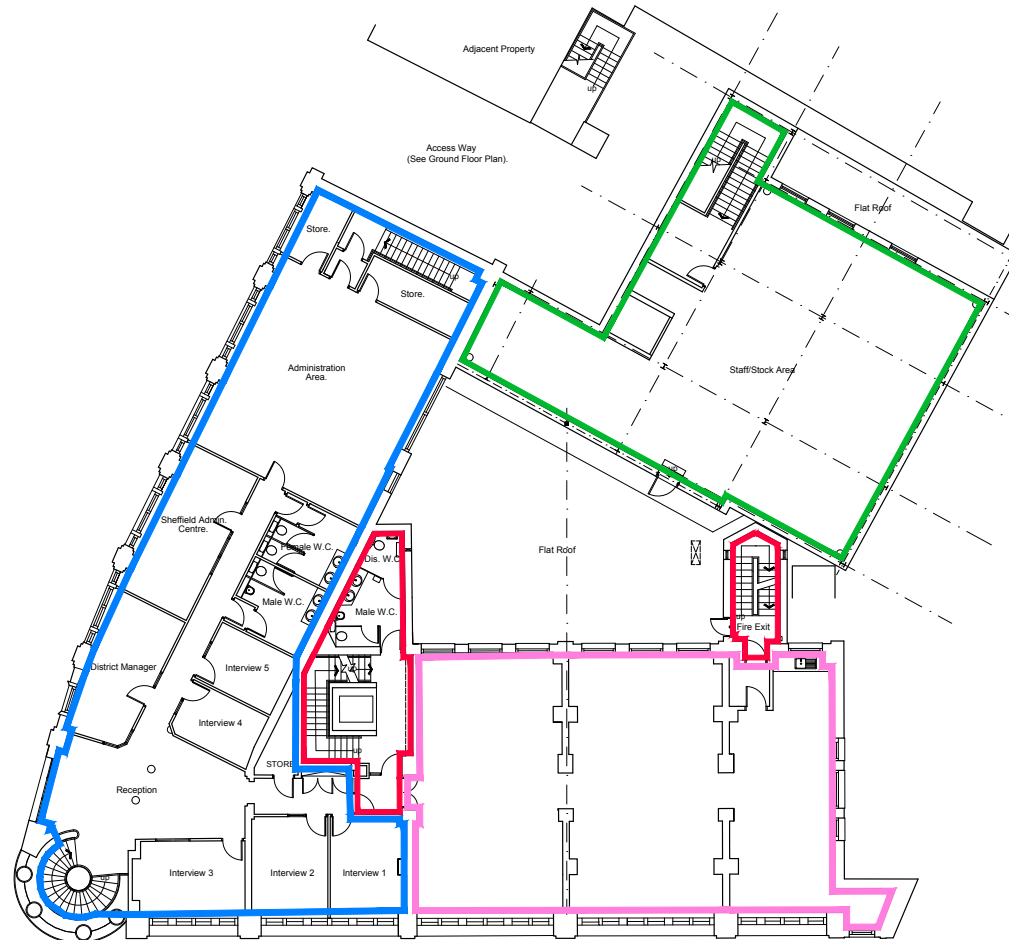
GOAD PLAN

FLOOR PLANS  
(2 OF 3)

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FIRST FLOOR  
295 SQ M / 3,175 SQ FT

Key :	Colour :
Santander :	<span style="color: blue;">—</span>
Bell & Buxton :	<span style="color: magenta;">—</span>
Sainsburys :	<span style="color: green;">—</span>
Common Area :	<span style="color: red;">—</span>



First Floor Plan



## RENT

► **£120,000 PAX**

## BUSINESS RATES

► Rateable Value **£100,000**

► Rates Payable **£49,300**

## CONTACT

► For further information please contact:

### CBRE

James Fox

t: 0113 394 8885

m: 07702974734

e: [james.fox@cbre.com](mailto:james.fox@cbre.com)

**CBRE**

### Newbould Commercial

Gary Newbould

t: 0114 327 7892

m: 07836 636396

e: [gary@newbouldcommercial.co.uk](mailto:gary@newbouldcommercial.co.uk)



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