



Retail Opportunity – Sheffield City Centre

Ground Floor, Laycock Building, 35 – 41 Suffolk Road, Sheffield, S2 4AF

To Let

- Comprising approximately 2,000 sq ft (185.81 sq m)
- Ground floor retail/office unit available
- A3/B1 use
- Part of the new exciting student development
- 140 beds on site
- Completion planned for August 2017
- External landscaping and seating to exterior

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Location

The premises front on to Suffolk Road (A61) the main arterial route out of Sheffield station and the city centre. The development is located circa. 10 minute walk from the city centre and is also in close proximity to Sheffield Hallam City Campus being circa. 4 minutes. The main line train station is also extremely close by only a few moments' walk.

Road connections are easily provided by the M1 motorway network which is accessible via the A57 Sheffield Parkway at J33 which in turn provides onward connectivity to remainder of the motorway region and beyond.

Description

The Laycock Building scheme will provide a development of circa. 140 self-contained beds over 6 floors having ancillary student service accommodation and circa 2,000 sq ft of commercial space with a A3/B1 use to ground floor, which is available to let.

The premises provide pedestrian access from Suffolk Street being within the original building and the character that entails. In addition externally there are a number of planned seating areas for the benefit of the commercial occupier.

Internally the unit will be finished to shell and core which will allow the incoming occupier to fit out as required.

All main services will be available.

Accommodation

We understand from the areas provided that the accommodation will comprise an approximate Net Internal Area (NIA) of:

2,000 sq ft (185.81 sq m)

Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Energy Performance Certificate

Available on request.

Legal costs

Each party to bear their own costs incurred in any transaction.

Viewing

For further information please contact sole agents,

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