

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

The Tower, 2 Furnival Square, Sheffield S1 4QL



- **Ground Floor Restaurant / Retail Unit**
- **1,948 sq ft G.I.A.**
- **Shell Unit Available for Tenant's Fit-Out**
- **Prominent City Centre Location**
- **Opposite Sheffield Hallam University**
- **To Let on New Lease**

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LOCATION

The premises are located in the heart of the city centre adjacent to St Pauls Place and the Cultural Industries Quarter. The main Sheffield Hallam University campus is opposite with the much-improved Moor shopping precinct is nearby.

Arundel Gate is one of the main traffic thoroughfares through the city centre.

DESCRIPTION

The premises benefit from an extensive frontage to Arundel Gate and provide an open plan ground floor area with a disabled WC to the rear.

Loading is available to the rear via Union Street.

ACCOMMODATION (Approx gross internal areas)

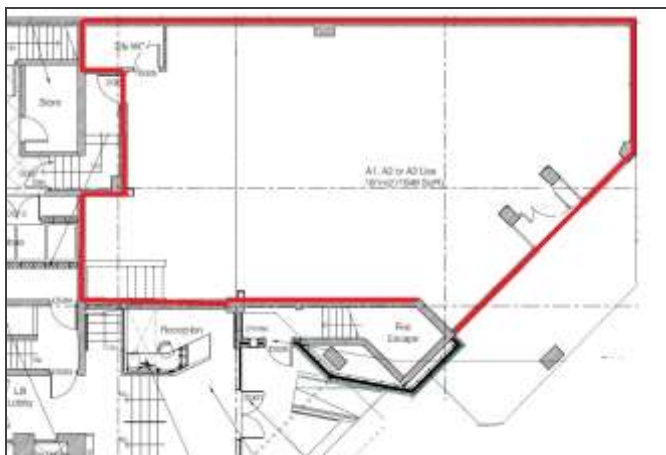
Ground Floor	1,948 sq ft	181.0 sq m
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OUTSIDE SEATING

In the past, outside seating has been permitted by the Council through the grant of a pavement Licence.

PLANNING

The property has planning consent for A1 (retail), A2 (financial and professional services) and A3 (restaurants & cafes) with the opening hours restricted to 08:00 - 23:00 daily.



RATING

The premises will be re-assessed for rating following completion the building works.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion of the building works.

LEASE

The premises are available to let on a new lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term.

RENT

Rental offers around **£35,000 per annum exclusive** are required.

VAT

VAT will be charged at the current rate.

SERVICE CHARGE

There will be a service charge to cover cleaning and maintenance of the common parts, external decoration and similar items.

LEGAL COSTS

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

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

JOINT AGENTS

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SUBJECT TO CONTRACT AND AVAILABILITY

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