



SHOP TO LET

## SHEFFIELD

### 48/50 PINSTONE STREET

#### DESCRIPTION

The premises are situated on Pinstone Street opposite the Peace Gardens and Millennium Square in the centre of Sheffield and close to the prime pitch of Fargate. Neighbouring retailers include the **220,000 sq. ft.** anchor department store **John Lewis, Co-op Bank, Toni & Guy, Budgens, Thompson Travel** and **Barclays Bank**.

Please refer to attached copy of the Street Traders' plan.

#### ACCOMMODATION

The premises comprise ground and basement floors providing the following approximate areas:-

<b>Ground Floor Sales</b>	1,057 sq. ft.	(98.2 sq. m)
<b>Basement Ancillary</b>	1,176 sq. ft.	(109.25 sq. m)

#### LEASE

The premises are available by way of a new 10 year, full repairing and insuring lease, subject to a 5<sup>th</sup> year upward only rent review. The availability of the demise is subject to vacant possession.

#### RENT

## £57,500

per annum exclusive.

#### SERVICE CHARGE

The current service charge for the financial year is £2,721.05 per annum exclusive.

#### BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value:</b>	£43,750.00
<b>Rates Payable (19/20):</b>	£21,481.25

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

#### EPC

The property has an EPC rating of E 104. A full report is available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

**Adam Bindman** 020 7659 4822  
adam.bindman@greenpartners.co.uk

**Sam Trickey** 020 7659 4842  
sam.trickey@greenpartners.co.uk

Or, **Barker Proudlove**, contacting:

**Rebecca Heptonstall** 0113 212 3500  
**James Lamming** 0113 388 4848

*Subject To Contract*

## 020 7659 4848

## greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.  
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