

TO LET

RETAIL UNIT AVAILABLE

SHEFFIELD

2 High Street, S1 2GE



Key Highlights

- The property is situated in the heart of Sheffield city centre being close to the main office district, Sheffield Hallam's City Centre Campus and a range of public transport links including Sheffield Supertram which runs directly outside the property.
- Immediately opposite the property is Pret a Manger and Starbucks, with other nearby occupiers including **Boots, H Samuel, Hotel Chocolat, M&S, McDonalds** and **Lloyds Bank**

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3 Wellington Place
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Accommodation

The property is arranged over the basement, ground, first, second and third floors providing the following approximate net internal floor areas:

Basement:	625 sq ft	58 sq m
Ground Floor:	1,336 sq ft	124.1 sq m
First Floor:	1,015 sq ft	94.2 sq m
Second Floor:	369 sq ft	34.3 sq m
Third Floor:	538 sq ft	50 sq m
Total	3,883 sq ft	360.6 sq m

Rent

Rent available on application.

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value:	£140,000
UBR (2020/2021):	£0.51
Rates Payable:	£71,680 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

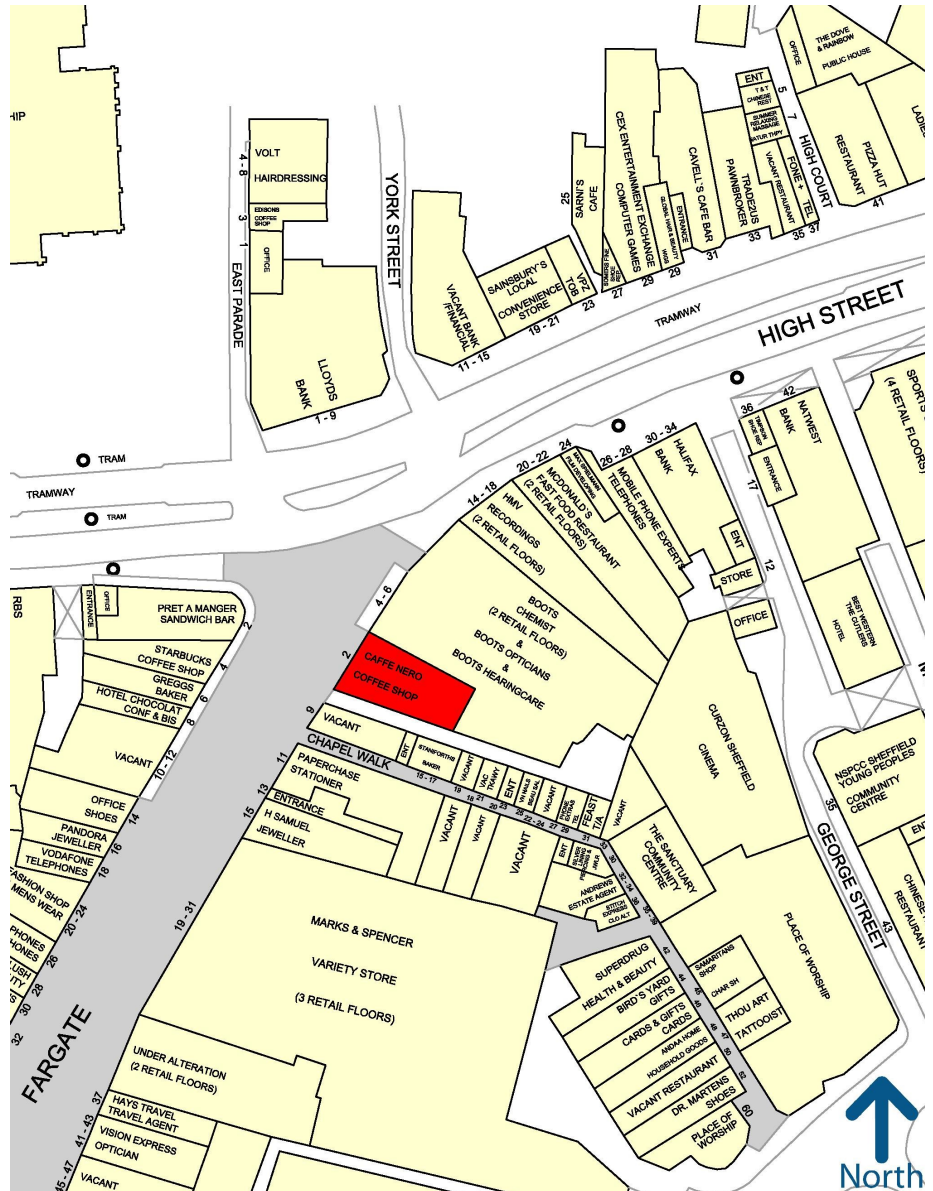
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Available on request.

Further Information & Viewing

Viewing strictly by appointment with Savills



Contact

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