

# TO LET.

*Ground floor retail premises in a prominent location within Sheffield City Centre.*



**41-43 High Street, Sheffield S1 2GB.**

*Prominent retail premises extending to 2,637sq ft – Suitable for a range of uses subject to planning - Available immediately.*



## Location.

The available premises are located fronting on to High Street within Sheffield City Centre. High Street is a prominent retail location which benefits from excellent public transport links, with the Castle Square Tram Stop located immediately adjacent to the premises.

The surrounding area is home to other retail and leisure occupiers such as Poundland, Wetherspoons, McDonalds, Wendy's and German Doner Kebab.

## Description.

This available accommodation comprises a ground floor retail unit which was formerly occupied by Pizza Hut. The premises provide a specification to include:

- Currently fitted out as a restaurant
- Restaurant seating throughout the ground floor and service counter to the front
- Lighting throughout
- Laminate flooring
- W/C facilities
- Extraction route
- Air conditioning

## Accommodation.

We understand that the property has the following Net Internal Area (NIA) :-

Description	Sq M	Sq Ft
Ground Floor Retail	244.98	2,637
<b>Total</b>	<b>244.98</b>	<b>2,637</b>

## Quoting Rent.

The quoting rent is £60,000 per annum exclusive.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the building.

## Rateable Value.

The premises currently have a Rateable Value of £63,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

Full Energy Performance Certificates can be provided for the premises upon request.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

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

## Costs.

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



# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

## Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

[kitty.hendrick@knightfrank.com](mailto:kitty.hendrick@knightfrank.com)

## Jack Whiting

+44 114 241 3902

+44 7929 796 031

[jack.whiting@knightfrank.com](mailto:jack.whiting@knightfrank.com)

### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs dated August 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Connecting people  
& property, perfectly.**

