TO LET.



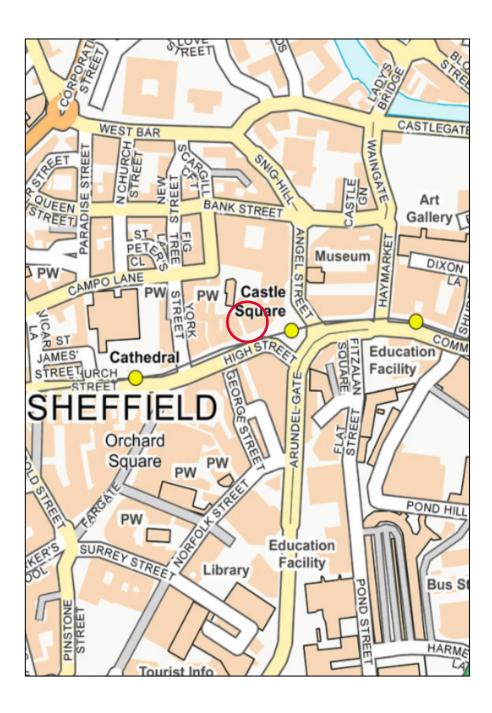
Ground floor retail premises in a prominent location within Sheffield City Centre.



41-43 High Street, Sheffield S1 2GB.

Prominent retail premises extending to 2,637 sq.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
Total	244.98	2,637

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.

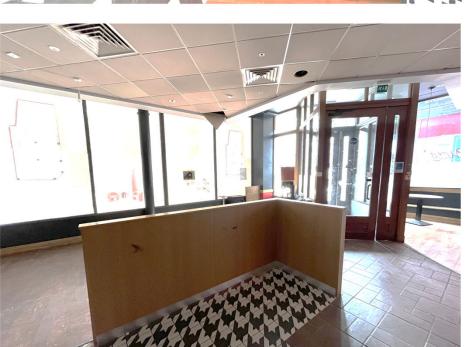
All figures quoted are subject to VAT at the prevailing rate where applicable.

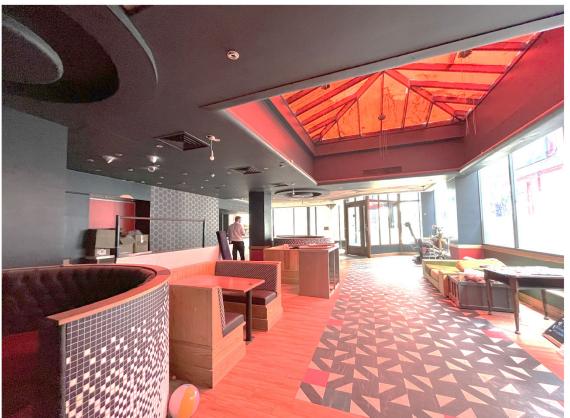
Costs.

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:.

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Particulars dated September 2023. Photographs dated August 2023.

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