

SMC  
Brownill  
Vickers

To Let

First Floor Sheffield City Centre Offices with  
Basement Storage

£14,000 per annum plus VAT

First Floor At 19-29 York Street, Sheffield, S1 2ER

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Well appointed office space with high ceilings and good natural light
- Sheffield city centre location very close to High Street and Fargate
- Accessible for Sheffield city centre and city fringe locations
- With basement storage space
- Available on a new lease



A company of values. Est 1884  
Licensed & Leisure | Commercial | Residential

## Description

The building at 19-29 York Street is a multi-tenanted building. The available accommodation is located at first floor level and includes offices with a kitchenette area and ancillary facilities. The main open plan office space benefits from good natural light and high ceilings. The accommodation includes carpets, wallpapered and painted walls, suspended ceilings, inset lighting and spot lighting. The property is heated by gas central heating. To the basement there is a storage area.

## Location

The property is located on York Street, which lies between Campo Lane and High Street in Sheffield city centre. The property is well placed for various shops and amenities on High Street, Fargate and in the wider city centre. Sheffield Cathedral is located a short distance away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,474	136.94
Basement - Storage	215	19.97
<b>Total</b>	<b>1,689</b>	<b>156.91</b>

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 1 St Flr 19-29, York Street, Sheffield, S1 2ER

Description: Offices and premises

Rateable Value: £14,250

Some magnitude of small business rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

## Planning

We understand that the existing use falls within "B1 Business Use with ancillary storage" under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. Therefore alternative uses may be suitable (STP) however all parties are advised to make their own enquiries with the local planning authority.

## Lease Terms

The property is available on a new lease on terms to be agreed.

## Rent

£14,000 pa. We are informed VAT will be payable on the rent.

## Commute / Travel

Fargate: 2 minutes (walking)

High Street: 1 minutes (walking)

Sheffield Train Station: 8 minutes (walking)

Kelham Island: 11 minutes (walking)

Sheffield Cathedral Tram Stop : 2 minutes (walking)

Sheffield Crown Court: 3 minutes (walking)

Leopold Square: 6 minutes (walking)

Ecclesall Road: 9 minutes (by car)

## Viewing Arrangements

For further information or viewings, please contact the agent:

Francois Neyerlin

Telephone: 0114 281 2183

Email: francois.neyerlin@smcbrownillvickers.com

All viewings should be arranged by appointment through the agent.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

D (90)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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