

SMC
Brownill
Vickers

To Let

PRELIMINARY DETAILS: Corner Retail Unit located in Sheffield City Centre

£30,000 per annum plus VAT

27a Campo Lane, Sheffield, S1 2EG

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smcbrownillvickers.com

- Modern ground retail premises suitable for a variety of retail / cafe / restaurant uses
- Located on the corner of Campo Lane and Vicar Lane in Sheffield city centre
- Within close proximity to Fargate, High Street, Sheffield Cathedral, etc
- Potential for all morning, day and evening trade (STC)
- Available on a new lease



Description

The property provides a corner retail premises which most recently traded as a cafe/deli. The property benefits from a prominent window frontage to Campo Lane and Vicar Lane with excellent visibility. The accommodation is over ground floor level and includes a large sales / seating area with kitchen / preparation areas and WC facilities although could be reconfigured to suit tenant requirements.

Location

The property is located on Campo Lane on it's corner Vicar Lane in Sheffield city centre. The area has traditionally been known as the professional quarter although there are now wider uses within the area, including offices, retail, serviced accommodation, student apartments, and residential owner occupiers. The property is close to Fargate, High Street, Church Street and various bus and tram routes, which are all within a short walking distance.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 1,861 | 172.89 |
| Total | 1,861 | 172.89 |

Planning

The premises are understood to have A1/A3 consent. 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. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with Sheffield planning authority that their use is acceptable under these new changes.

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: Unit 1a The Chimes, Campo Lane, Sheffield, S1 2EF

Description: Shop and premises

Rateable Value: £26,500

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. This is extended until 2025. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance>

Lease Terms

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£30,000 pa. We are informed VAT is payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease, which will depend on the overall lease terms considered.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (106)

Viewing

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

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