

0114 2449121

eddisons.com

OFFICES/RETAIL - TO LET

Eddisons



144 CHARLES STREET, SHEFFIELD S1 2NE

Rent: £8,405 per annum exclusive

Size: 741 sq ft (68.84 sq m)

- Potential for retail use.
- Offices over three floors.
- Available by assignment or sub-letting of existing lease to 2035.

LOCATION

The property is located in the heart of the student area of Sheffield City Centre at the junction of Arundel Street and Charles Street.



DESCRIPTION

The property comprises of a ground floor retail/office with kitchen and WC to the rear and further offices on the upper floors. The premises have carpeted floors, gas central heating and air conditioning to each office.

SERVICES

Mains electricity, gas and water are connected and available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

RENT

£8,405 per annum exclusive

VAT

We understand that VAT may be charged on the rent and/or any other payments detailed.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Retail/Office	15.4	166
Kitchen	12.7	137
WC's	-	-
First Floor		
Two Offices	24.8	267
Attic		
Office	15.9	171



LEASE TERMS

The office is available to let by way of a lease assignment or sub-letting of the current occupational lease that expires in 2035.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:
Office and Premises - £7,500 Rateable Value

TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of C(74).

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit [eddisons.com](https://www.eddisons.com)

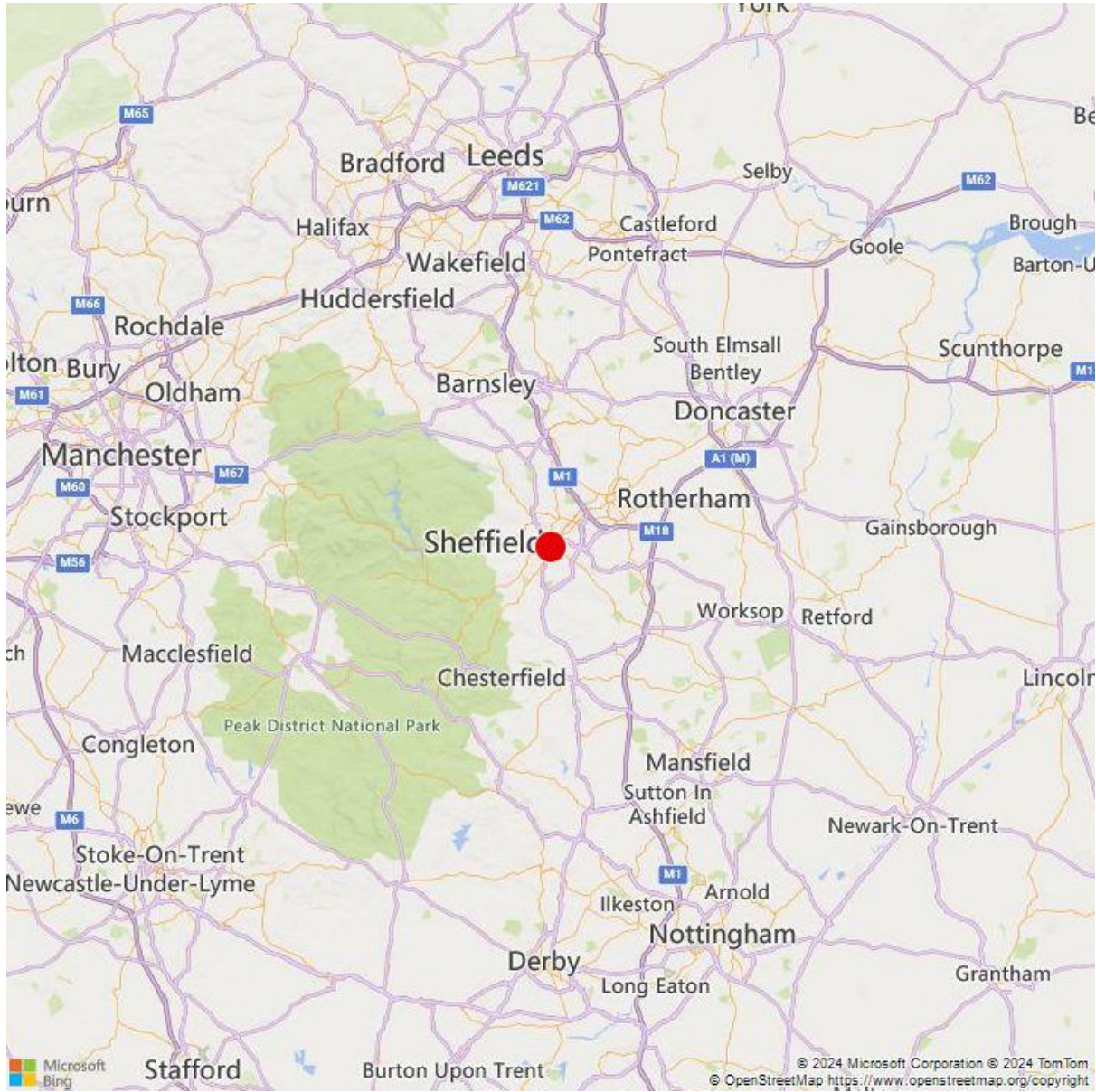
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