



Sanderson
Weatherall

CITY CENTRE RETAIL UNIT TO LET



22 Charles Street, Sheffield, S1 1GW

sw.co.uk



Situated in a prominent location in Sheffield City Centre

Nearby to the prime shopping areas of Pinstone Street, The Moor and Fargate

Ground floor retail unit with first and second floor offices

Total net floor area 1,145 sq ft

To let on a new FRI lease for a term to be agreed

Rental upon application

Location

The property is located on Charles Street in Sheffield City Centre close to the junction with Pinstone Street. The other prime shopping areas of Fargate and The Moor are also nearby.

Other occupiers within the building include Superdrug and Card Factory with numerous multiple retailers nearby such as H&M, Greggs, Costa, River Island etc.

Description

The property is planned over ground, first and second floors. The ground floor forms the main sales area with offices and staff accommodation in the upper floors. There are also a number of public parking spaces immediately in front of the premises.

Accommodation

The property provides the following approximate areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor	51.56	555
First Floor	36.32	391
Second Floor	18.58	200

Tenure

The property is offered on a new effectively Full Repairing and Insuring Lease, by way of a service charge, for a term to be agreed.

Rental

Rental details upon application.

Deposit

The Tenant will be required to provide a rent deposit to be held for the term of the lease.

Rateable Value

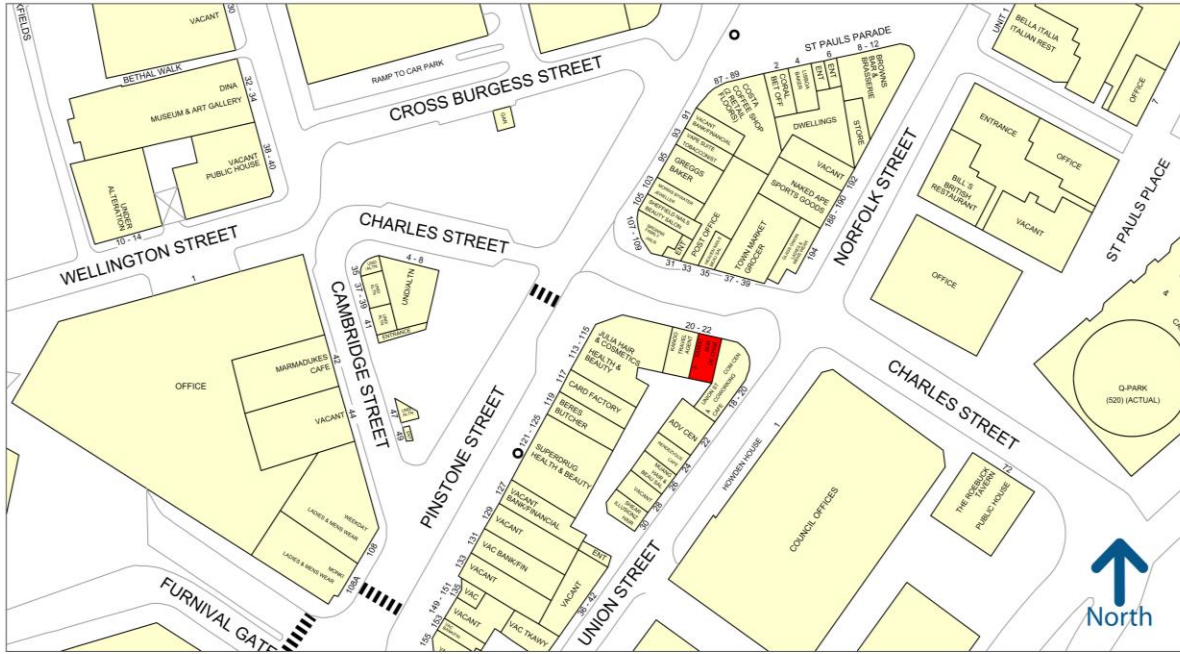
The 2017 rateable value is to be re-assessed and further information is available upon request.

VAT

Vat, if applicable, will be charged at the standard rate.

Energy Performance Certificate

The EPC rating for this property is D96. A full copy of the certificate is available upon request.



Experian Goad Plan Created: 13/08/2021
Created By: Sanderson Weatherall



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Viewings are strictly by appointment with the agents

Contact

Peter Heron

0113 221 6140

peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor, Central Square,
29 Wellington Street, Leeds, LS1 4DL

Or our joint agent Crosthwaite Commercial

Contact

Mark Holmes

07738 275 226

mark@crosthwaitecommercial.com

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not acknowledge and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL