

TO LET

**PRIME CITY CENTRE SHOP
19 CHAPEL WALK, SHEFFIELD S1 2PD**



**City Centre Retail Premises
210 sq ft (19.5 sq m)**

Location:

The premises occupy a prime location at the Fargate end of this busy thoroughfare, which comprises a variety of trades and is in close proximity to major retailers.

Description:

Ground floor retail unit with basement ancillary space.

Services:

Mains electricity, water and drainage are connected.

Accommodation:

	Sq ft	Sq m
Ground Floor:		
Sales Area	210	(19.5)
Basement:		
Kitchenette w.c.		
Store/office	180	(16.7)
TOTAL	390	(36.2)

The measurements quoted are on a NIA basis in accordance with the RICS Code of Measuring Practice.

VAT:

All sums quoted exclusive of VAT if applicable.

Rateable Value:

The property has a rateable value of:

Shop and Premises £12,750

Legal Costs:

Each party to be responsible for their own professional and legal costs incurred in this transaction.

Terms & Tenure:

A new lease is available on flexible terms.

Rental:

On application

SUBJECT TO CONTRACT**Viewing:**

Strictly by appointment with the sole agent;

Fowler Sandford

8 St. James Street, Sheffield
S1 1XN

Tel: 0114 275 1441

Fax: 0114 275 4580

email: lisa.thompson@fowlersandford.com

Fowler Sandford LLP is a limited partnership registered in England and Wales under number OC 392226.
Registered Office: 8 St. James Street, Sheffield
S1 1XN

Fowler Sandford LLP uses the word 'partner' to refer to a member of Fowler Sandford LLP

Date of particulars: 10 July 2017

**Fowler
Sandford**
Chartered Surveyors

Fowler Sandford
8 St James Street
Sheffield
S1 1XN

Messrs Fowler Sandford, for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer of contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no persons in the employment of Messrs Fowler Sandford, has any authority to make or give any representation or warranty whatever in relation to this property.