



## SUBSTANTIAL RETAIL/LEISURE PREMISES

### TO LET

**CASTLEGATE HOUSE  
12-18 HAYMARKET  
SHEFFIELD  
S1 2AX**



#### LOCATION

Sheffield is the commercial capital of South Yorkshire and a major retail and leisure destination. The city is located some 33 miles south of Leeds, 38 miles east of Manchester and 22 miles west of Doncaster. Sheffield has a catchment population of 637,000 with an estimated shopping population of 322,000. Sheffield benefits from two world renowned Universities which are home to some 45,000 students.

The property is located in a prominent position fronting Haymarket in the heart of Sheffield city centre. The area has already seen the opening of the new **Sheffield Institute of Arts** by **Sheffield Hallam University**. Other nearby occupiers currently include **Wilkinsons, Savers, Primark, KFC** and **Ladbrokes**

#### DESCRIPTION

The property comprises a former department store where the ground and basement floors are currently let to **B&M Bargains** and the first floor is occupied by the **Ding Junhui Snooker Academy**. The upper floors are currently vacant and can be accessed directly via a dedicated footbridge from King Street opposite.

#### ACCOMMODATION

The property comprises the following approximate net internal floor areas:

Floor Areas	Sq Ft	Sq M
Basement	LET	LET
Ground Floor	LET	LET
First floor sales	LET	LET
Second floor sales/ancillary	13,375	1,243
Third floor store	13,375	1,243
<b>Total NIA</b>	<b>26,750</b>	<b>2,486</b>

#### TERMS

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed and further details are available on request.

#### BUSINESS RATES

The premises will need to be reassessed for Business Rates upon occupation.

#### PLANNING

The property currently has the benefit of a former retail planning consent however alternative uses will be considered subject to obtaining the necessary consents.

#### EPC

The premises have an Energy Performance Asset Rating of E (113). A copy of the EPC and associated recommendation report are available on request from the agents.

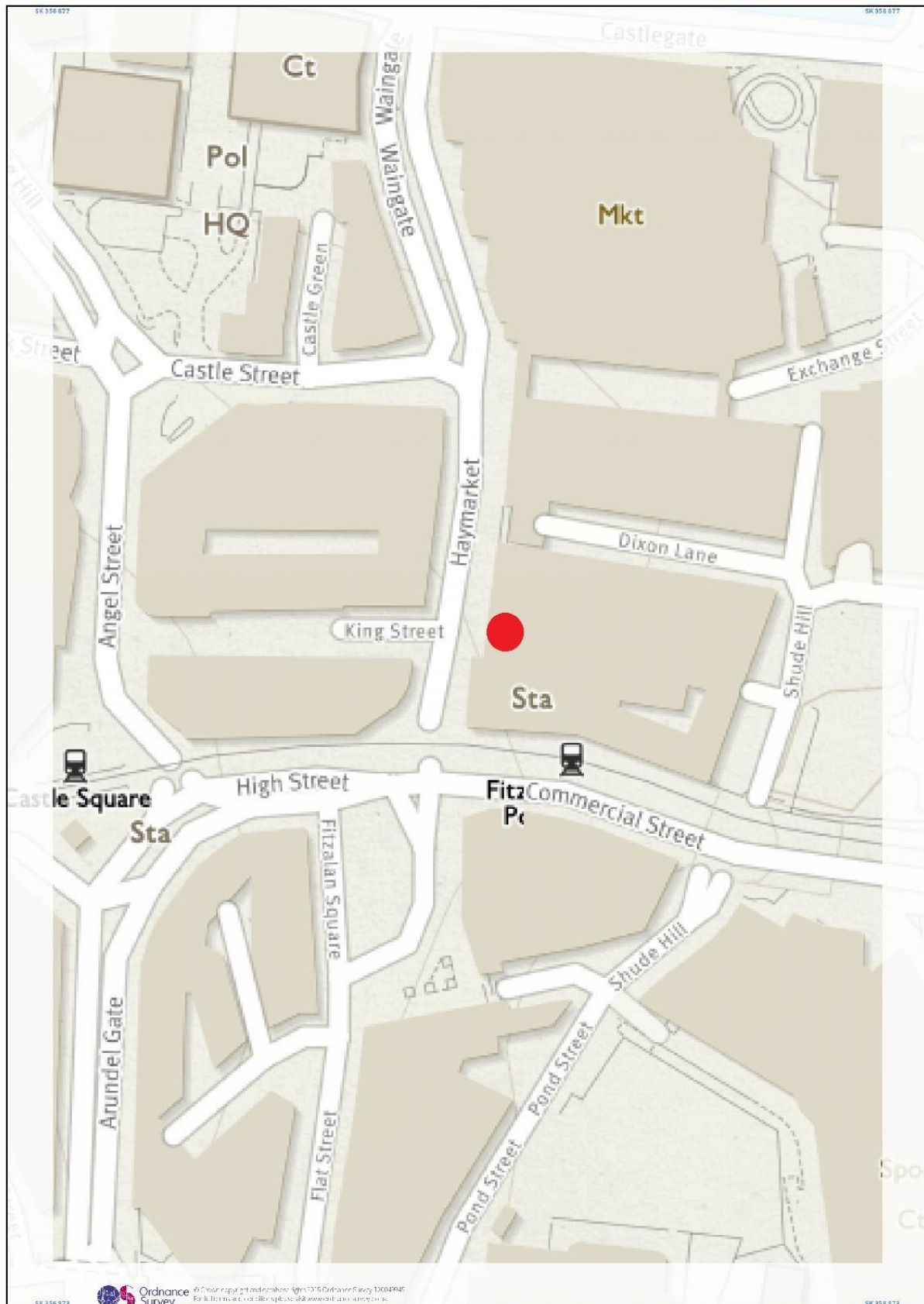
#### COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### VIEWING & FURTHER INFORMATION

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#### Subject to contract

6/22

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