



SMC
Brownill
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To Let

CITY CENTRE GROUND FLOOR RETAIL PREMISES

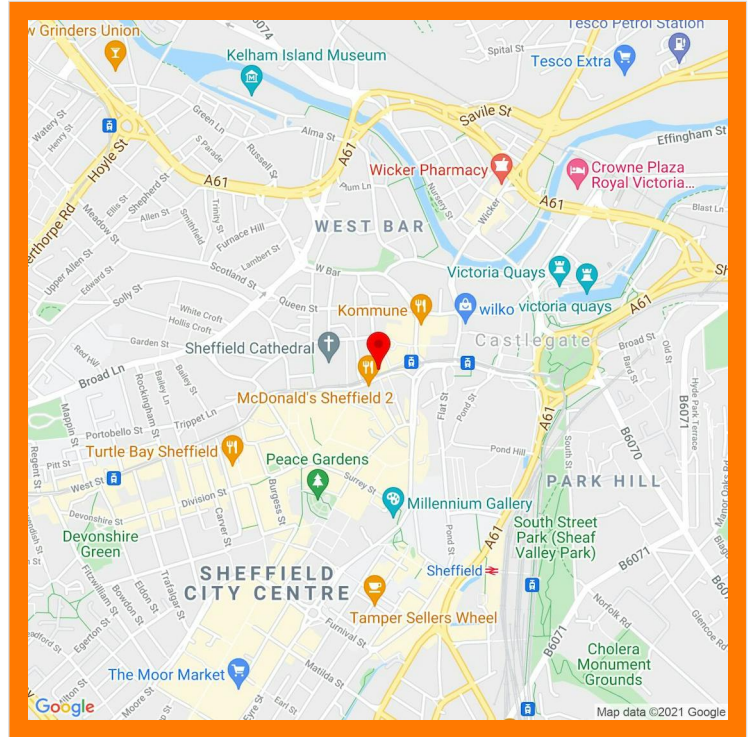
£15,000 per annum plus VAT

27 High Street, Sheffield, S1 2GA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Prominently located retailing location on High Street close to Fargate
- High pedestrian footfall with excellent tram and bus routes
- Historic A1 retail use, now E class planning consent (allows A1, A2, A3, B1 & D1 Uses)
- Nearby occupiers include; Sainsbury's, Boots, Burger King, HMV, Natwest, McDonalds, Lidl etc
- Small business rate relief should be available for ingoing tenants



Description

The available accommodation comprises a ground floor sales area with window frontage / access onto High Street. The shop frontage is approximately 3.8m. The property has been most recently occupied by a bubble tea / waffle outlet and fitted out to a good standard.

Location

The subject premises occupy a central position on High Street, a busy retail area close to the prime pedestrianised shopping area of Fargate in Sheffield City Centre. The immediate area benefits from excellent transport links with High Street being located along a central tram and bus route.

High Street comprises a variety of shops and leisure occupiers and tenants in the immediate vicinity include Lidl, Sainsburys, Burger King, Natwest, Wetherspoons, McDonalds, HMV, Boots, Greggs and many more.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales Area	174	16.17
Total	174	16.17

Rateable Value

Current rateable value of £6,600. An ingoing tenant should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Lease Terms

The property is available by way of assignment at a current rent passing of £15,000 per annum (we are informed VAT is payable). The lease is for a term of 8 years from 7th September 2022, expiring 6th September 2030. More details are available to interested parties. The landlord will not allow a mobile phone / repair or related use at this property.

Business Rates

Rateable Value of £10,000 The property may qualify for Small Business Rate Relief

Energy Performance Certificate

D (94)

Francois Neyerlin

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Energy performance certificate (EPC)

27 HIGH STREET SHEFFIELD S1 2GA		Energy rating D
Valid until 8 June 2031	Certificate number 1989-6926-6068-9754-5361	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
17 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

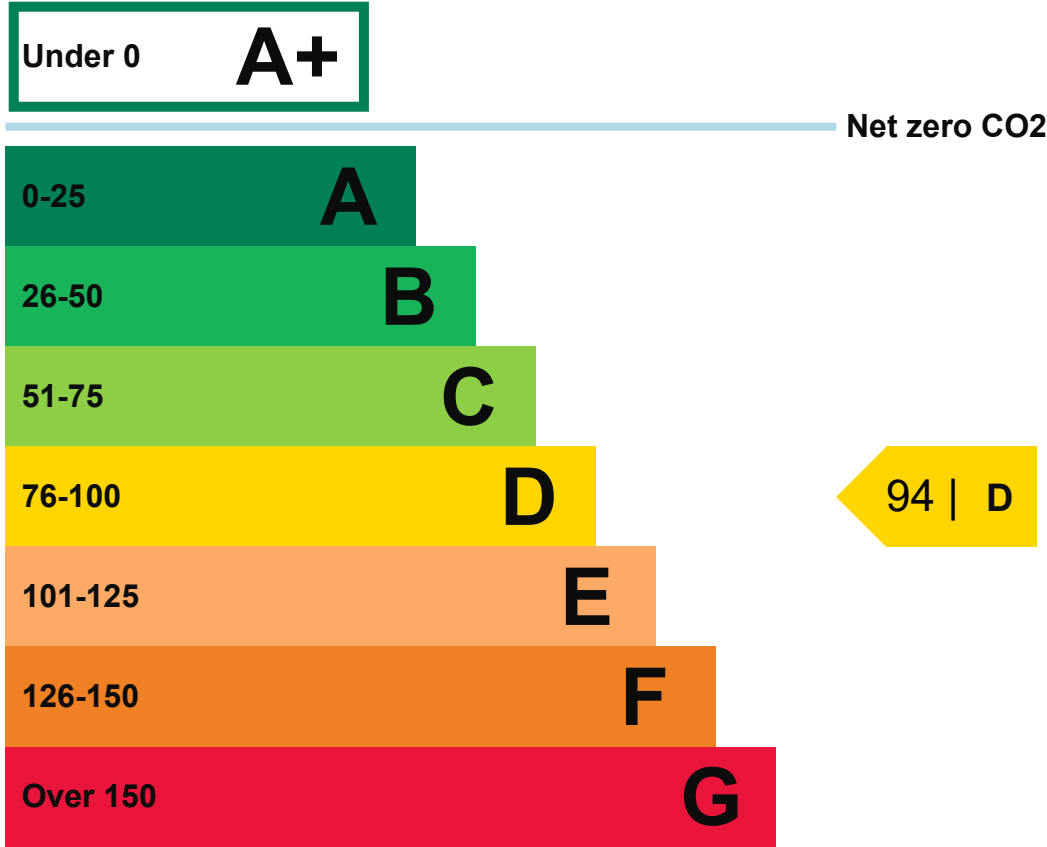
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property’s current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

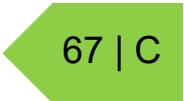
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

120

Primary energy use (kWh/m² per year)

710

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2150-8036-0813-7568-3935\)](/energy-certificate/2150-8036-0813-7568-3935).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Asad Hussain

Telephone

07955019777

Email

asadhussain79@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001740

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Employer**

SHEFF EPC

Employer address

17 Fay Crescent Sheffield S9 3DJ

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

4 June 2021

Date of certificate

9 June 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.