



To Let

City Centre Lower Ground Accommodation

£19,500 per annum plus VAT

Lower Ground at 20-22 Haymarket, Sheffield, S1 2AX

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- Lower Ground commercial accommodation located on Haymarket / Dixon Lane corner in Sheffield city centre
- Most recently used as a betting office - suitable for a variety of retail / service uses
- High pedestrian footfall with excellent tram and bus routes
- Nearby occupiers include B&M Bargains, Savers, Subway, KFC, McDonalds and many more
- Available on a new flexible lease



Description

The property comprises a self-contained lower ground area. The lower ground includes an open plan sales area with WC facilities, kitchenette and staircase customer access from Dixon Lane and Haymarket. There is a servicing area from Dixon Lane.

Location

The property is located towards the top of Haymarket in Sheffield city centre. The property is located next to Dixon Lane and close to Commercial Street, within the Castlegate area which includes King Street, Castle Street, Dixon Lane and Exchange Street. The area is within close proximity to tram, train and bus routes as well as various shops and amenities. Nearby occupiers includes Subway, Savers, B&M, and Heron Foods.

Accommodation

The accommodation comprises the following areas:

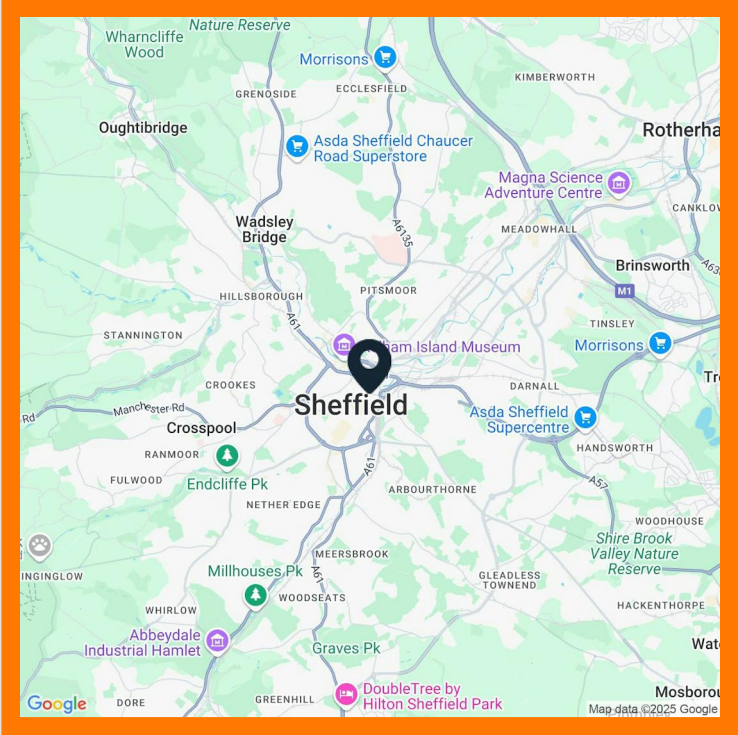
Name	sq ft	sq m
Lower Ground - Kitchenette	99	9.20
Lower Ground - Sales Area	2,285	212.28
Total	2,384	221.48

Rateable Value

Current rateable value of £18,750. We understand there may be a degree of rates relief available according to the latest government schemes, although we would advise interested parties to verify this matter.

Planning

The property was most recently used as a betting office. We would anticipate the property would be suitable for a variety of other retail uses / Class E, although we would recommend interested parties make independent enquiries.



Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£19,500 per annum. We are informed VAT is payable on the rent.

Business Rates

Rateable Value of £18,750

Energy Performance Certificate

B (38)

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