

Castlegate House

12-18 Haymarket, Sheffield, S1 2AX

MJB
Commercial Property



TO LET

13,375 TO 26,750 SQ FT
(1,242.58 TO 2,485.16 SQ M)

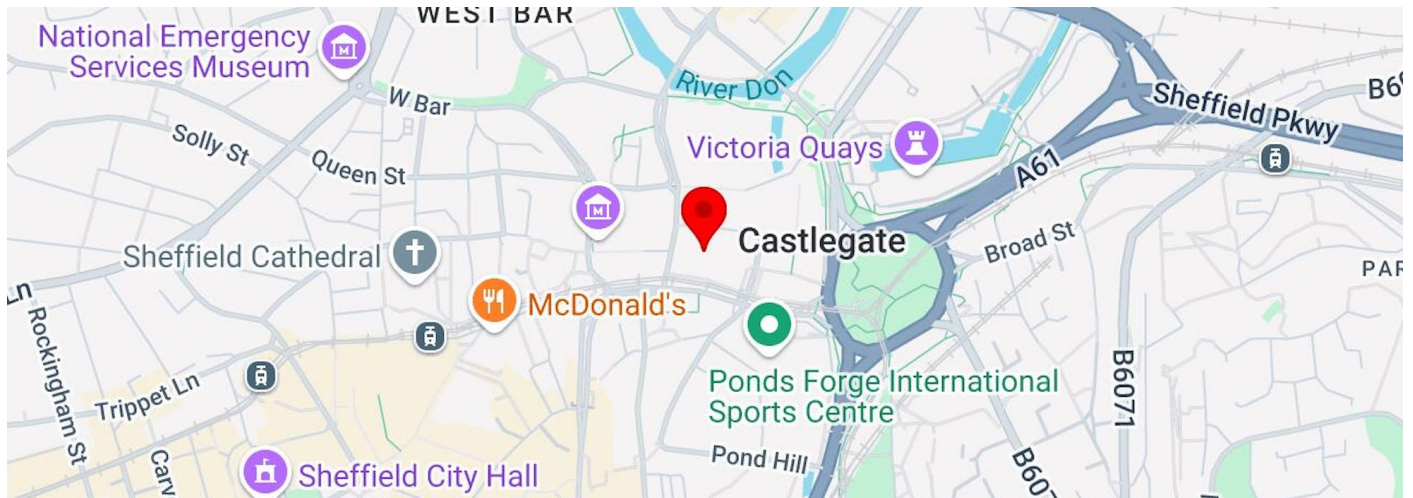
Substantial retail/leisure
premises

- City Centre Location
- Large Open Floor Plates
- Suitable for a Variety of Uses (STP)

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Summary

Available Size	13,375 to 26,750 sq ft / 1,242.58 to 2,485.16 sq m
EPC	E (113)

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 Ladbroke's

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 accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Sales	13,013	1,208.95	Let
1st	Sales	12,920	1,200.31	Let
2nd	Sales	13,375	1,242.58	Available
3rd	Store	13,375	1,242.58	Available
Total		52,683	4,894.42	

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.

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.

Costs

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



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