



SMC
Brownill
Vickers

For Sale

New Retail / Office / Studio Ground Floor Premises
very close to Kelham Island

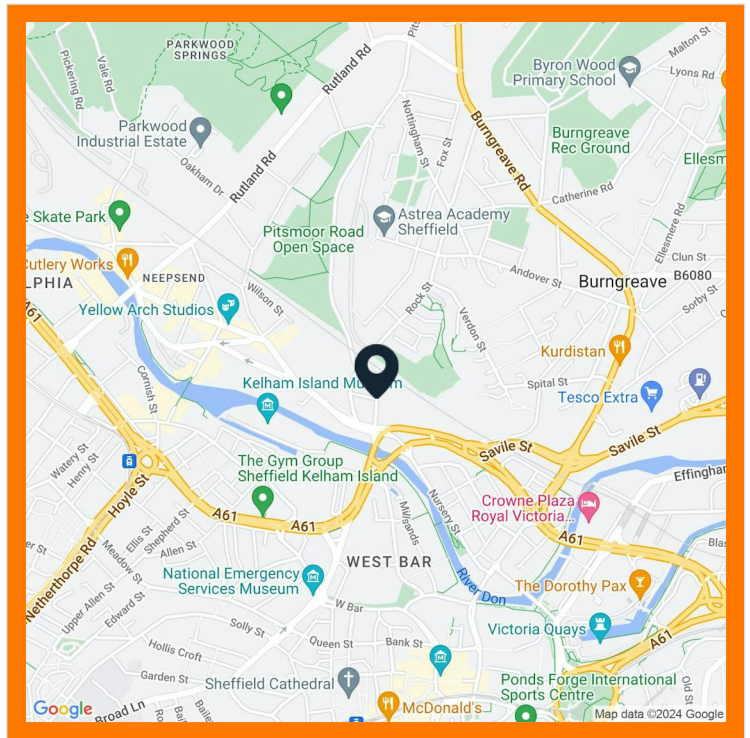
£149,500 plus VAT

Unit 2 Great Central, Chatham Street, Sheffield, S3
8EJ

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor retail / office shell unit awaiting fit-out
- Great location close to Kelham Island, Sheffield city centre ring road and the new Mixed Use West Bar Scheme
- Part of a new development (100 apartments and two commercial units)
- Visibility to Derek Dooley Way / Corporation Street (A61) (Sheffield city centre ring road)
- Nearby occupiers include Tesco Express, Riverside Public House, Domo, and various other cafes, bars, and restaurants



Description

Ground floor shell commercial unit which could be suitable for a variety of retail and office uses. The unit provides a mainly open plan ground floor area with capped off water, electricity, drainage services ready for fit out. Approximately ceiling height of 2.72m. The upper parts of this development at Great Central comprises of 131 high quality apartments.

Location

Great Central is a modern high quality residential and commercial development located on the edge of Kelham Island. The location is just off Sheffield's inner ring road, with good access to Meadowhall, Sheffield Parkway and the M1 Motorway. The property is located where Chatham Street and Mowbray Street meet, benefitting from visibility to Corporation Street (A61) (Sheffield city centre ring road).

Kelham Island is an area undergoing regeneration with an ever growing list of new occupiers and amenities. Nearby occupiers include Tesco Express, The Gym Group, The Grind Cafe, The Fat Cat, Riverside Kelham, and many more.

Accommodation

Approximate Gross Internal Areas:
Ground Floor: 2,242 Sq Ft (208 Sq M)

Planning

The property has planning consent for 'flexible commercial unit to ground floor (421sqm - Use Class A1/A2/A3/B1(a)).' Planning application reference is 19/00698/FUL. *Please note the vendor requests no restaurant and drink uses. Further details available by request.

Rating Assessment

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Tenure

The property is offered on a 250 year long leasehold interest with a £1 ground rent. Further details available by request.

Price

£149,500 plus VAT.

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

