



SMC
Brownill
Vickers

To Let

CITY CENTRE A1/A2 (now Class E) GROUND FLOOR
RETAIL UNIT PLUS BASEMENT - LET

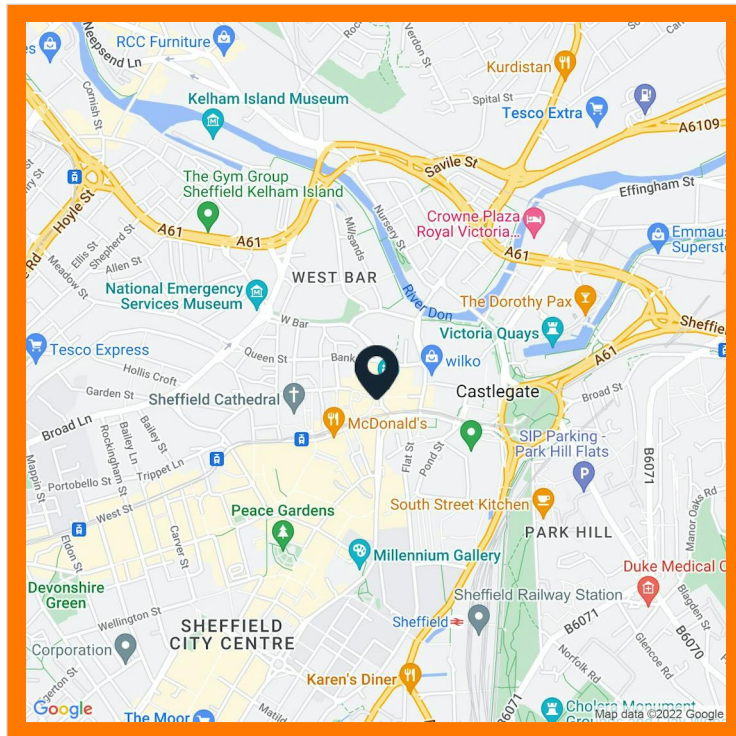
£25,000 per annum plus VAT

17 Market Place, Sheffield, S1 2GH

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- Very prominent corner location close to Fargate shopping centre
- High pedestrian footfall with excellent tram and bus routes
- A1 consent with potential for other uses (STP)
- Nearby occupiers include; Sainsbury's, Halifax, Natwest, Greggs, McDonalds, and Easy Hotel



Description

The property comprises accommodation over ground floor and basement levels. The ground floor provides an open plan sales area, with a rear storage area, kitchenette and WC facilities. Access to the basement is area is provided via a staircase within the rear storage area. There property benefits from a prominent corner double window frontage.

Location

The subject premises occupy a prominent corner position on Market Place and High Street. This is very a busy retail pitch close to the prime pedestrianised shopping area of Fargate in Sheffield City Centre. The immediate area benefits from excellent transport links being located along a central tram and bus route. There are a number of shops and leisure occupiers in the immediate vicinity including Sainsburys, Halifax, Natwest, Wetherspoons, McDonalds, Greggs and many more.

Part of the former Primark store located close by has been recently refurbished and is occupied by easyHotels. The transformation of Castle House is underway and now home to the National Videogame Museum, Kommune, and the Kollider digital incubator.

Accommodation

Name	sq ft	sq m
Ground - Sales Area	766	71.16
Ground - Rear storage and kitchenette	210	19.51
Basement - Storage / Office	172	15.98

Rateable Value

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 17 Market Place, Sheffield, S1 2GH

Description: Shop and premises

Rateable Value: £24,750 (£22,750 from April 2023)

Interested parties are advised to make their own enquiries with the Local authority for verification purposes.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here:

<https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance>

Lease Terms

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

Rent

£25,000 per annum. VAT will be charged at the current rate.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (91)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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