SMC Brownill Vickers

To Let

Lower Ground Floor Accommodation available to let in Sheffield City Centre

£10,950 per annum

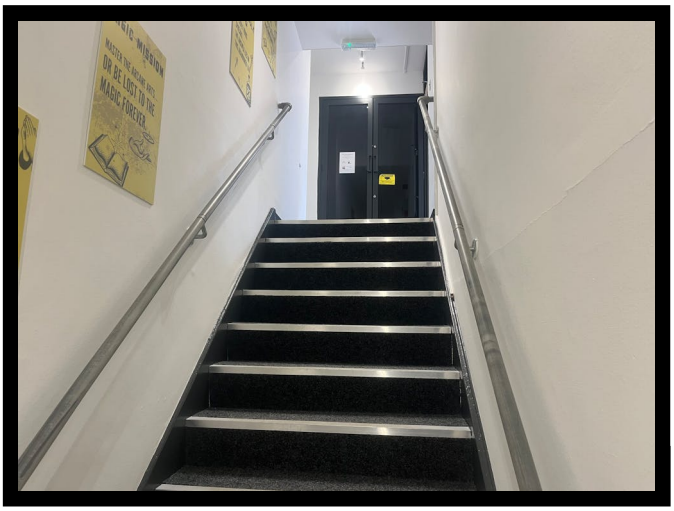
Lower Ground at 33 High Street, Sheffield, S1 2GA

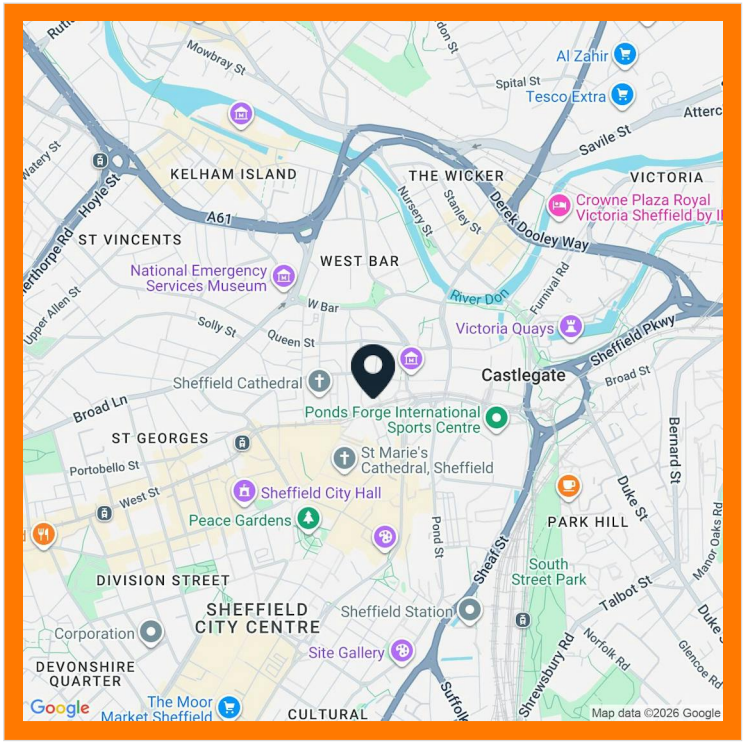
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Lower ground floor commercial accommodation suitable for a variety of uses - most recently used as an Escape Rooms
- High pedestrian footfall with excellent tram and bus routes
- Nearby occupiers include; Sainsbury's, Wendy's, Lidl, McDonalds, CEX amongst many more
- Small business rates relief should apply
- Available on a new flexible lease

SMC Brownill Vickers





Description

The property comprises of a self-contained basement area. The basement is self contained with lighting, full height ceiling, WC and Kitchenette facilities. The accommodation is accessed via a customer entrance to the front from High Street, with a
staircase providing access down to the basement area. There is also a rear access suitable for loading and deliveries.

Location

The subject premises occupy a prominent position on High Street, a busy retail pitch close to the 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 including Sainsburys, Wendy's, Wetherspoons, McDonalds, Lidl, German Doner Kebab, and many more.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Display Window	38	3.53
Lower Ground	1,259	116.96
Total	**1,297**	**120.49**

Rateable Value

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

Address: Bsmt 33, High Street, Sheffield, S1 2GA
Description: Shop and premises
Rateable Value: £9,800

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 to let on terms to be agreed.

Rent

£10,950 pa. We are informed VAT is NOT payable.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Rateable Value of £9,800 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

Brownill Vickers Limited trading as SMC Brownill Vickers (SMCBV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of SMCBV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or available of services or facilities , fixtures and fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of SMCBV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) SMCBV or its employees or agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that the statement or information has been made or given fraudulently by SMCBV. Generated on 16/04/2026

HANGS TIED

SECURITY LEVEL 2
SECURITY LEVEL 6
13-4552-9372-26313-56