

SMC
Brownill
Vickers

To Let

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DOLLED AESTHETICS & SKIN CARE | THE CONTOUR CLUB

165

PUB
OPENING
TIMES
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10pm - 11pm
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To Let
Retail
Premises
All Enquiries

SMC
Brownill
Vickers
0114 290 3300
www.smcbrownillvickers.com

NATIVE

Ground floor plus basement commercial premises
within retail parade on Gibraltar Street which links
Sheffield city centre & Kelham Island

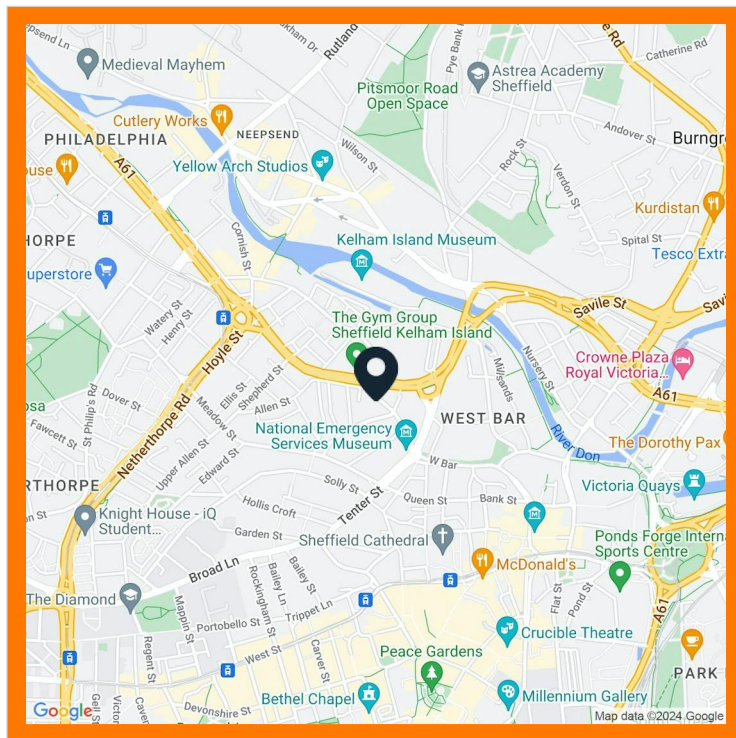
£12,750 per annum

165 Gibraltar Street, Sheffield, S3 8UA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Ground floor with basement commercial premises suitable for a variety of retail uses
- Located on key thoroughfare between Sheffield city centre and Kelham Island
- Located within an attractive retail parade
- Small business rate relief should apply for an ingoing tenant
- Available on a new lease



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	420	39.02
Basement	226	21
Total	646	60.02

Description

165 Gibraltar Street has most recently been used as a beauty clinic although could be suitable for a variety of retail / service businesses. The available accommodation includes a ground floor sales area which is currently configured with a front reception area, treatment rooms and kitchenette / WC facilities. The ground floor area could be open to provide open space if required. There is further space to the basement which could be used for storage purposes. The property benefits from a traditional shop frontage with good natural light. The property includes laminate flooring, spot lights, painted walls, inset door entrance and good height ceiling.

Location

The property is located on Gibraltar Street which is a thoroughfare between Sheffield city centre and Kelham Island. The property is located within a retail parade of shops with traditional shop window fronts. The location is within and surrounded by areas undergoing regeneration including Kelham Island, West Bar and Sheffield City centre.

Within the parade there are a number independent occupiers including Pearson & Earl's Barbershop, M Hotpot or Skewer, Lost in West Bar, Native Restaurant, and W Cake or Bread. The property is located opposite the Shakespeare public house, and within walking distance of The Gym Group, Riverside Kelham, Tesco Express, The Fat Cat, etc.

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 165, Gibraltar Street, Sheffield, S3 8UA
Description: Shop and premises
Rateable Value: £2,750

The property should qualify for Small Business Rate Relief.

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

Planning

We understand the property was most recently used as a beauty clinic. The property may be suitable for a variety of retail and service uses and we would encourage interested parties to verify that their intended use is suitable with Sheffield planning authority.

Lease Terms

The property is available on a new lease on terms to be agreed, for a minimum of a 3 year lease.

Rent Deposit

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

Rent

£12,750 pa. Rent to be paid monthly or quarterly. We are informed VAT is NOT payable on the rent.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (84)

Viewing

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

Francois Neyerlin
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