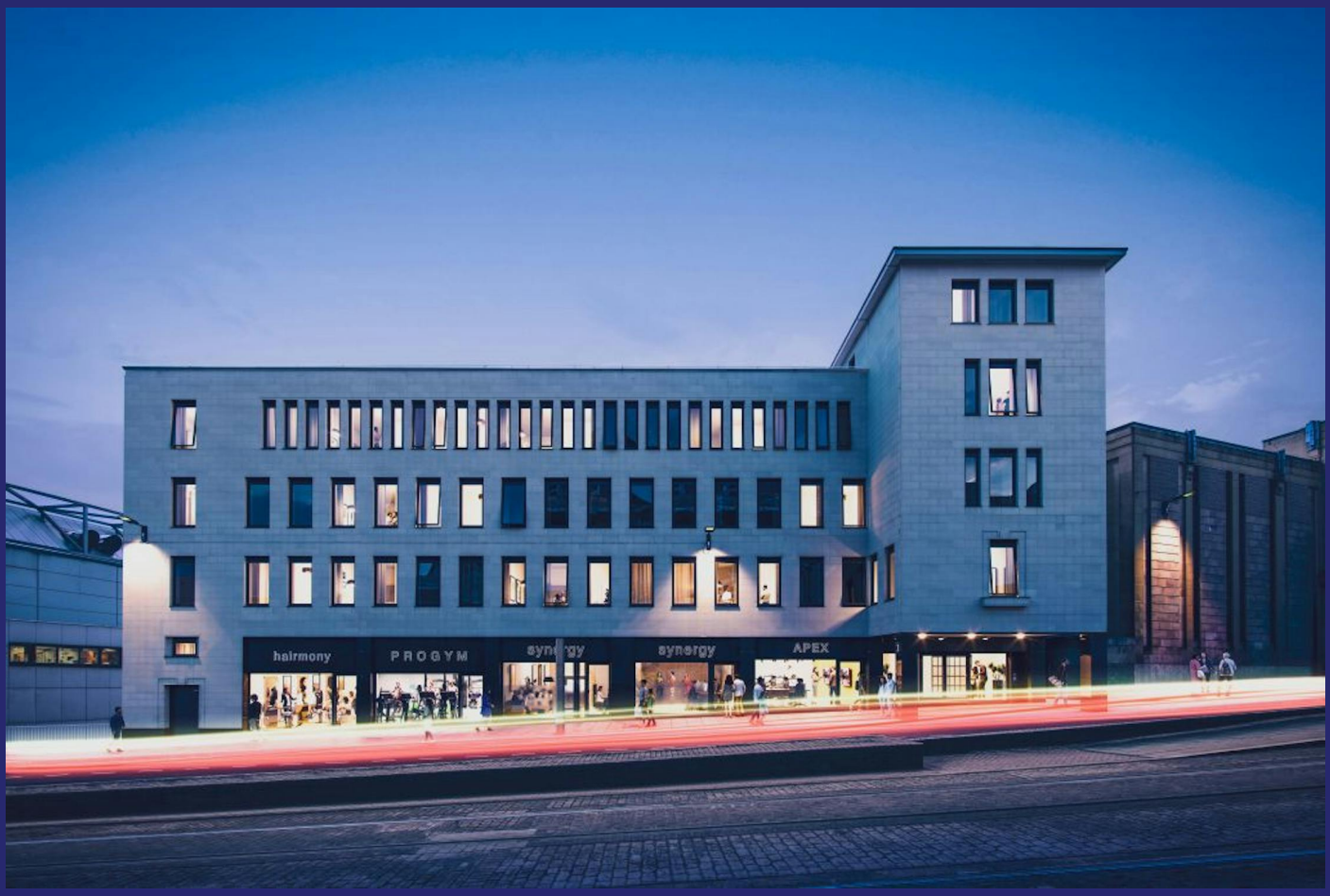
Unit 22 Commercial House

Commercial Street, Sheffield, S1 2AT



TO LET

1,311 SQ FT
(121.80 SQ M)

RENT ON APPLICATION

City Centre Retail Unit

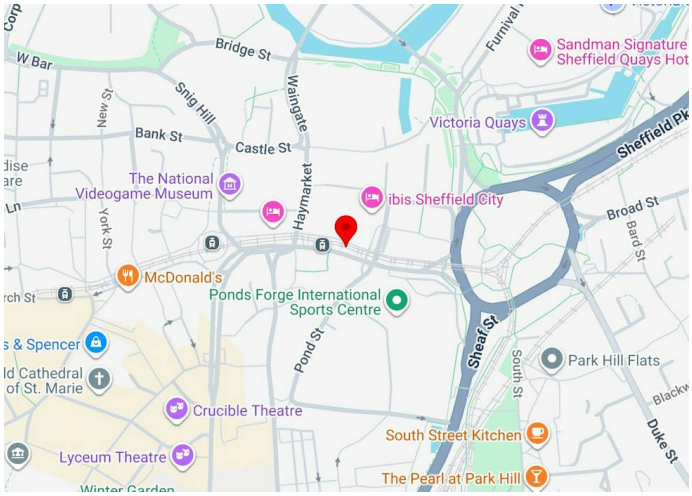
- City Centre Location
- Opposite Bus & Tram Stops
- Part of Fully Refurbished Building
- Adjacent to Ponds Forge

0114 282 3080
www.mjbcp.co.uk

Unit 22 Commercial House

Commercial Street, Sheffield, S1 2AT





Summary

Available Size	1,311 sq ft / 121.80 sq m
Rent	Rent on application
Rates Payable	£3,285.20 per annum Interested parties are advised to verify this information with the Local Rating Authority
EPC	C (63)

Description

The property provides a ground floor sales shop with prominent frontage to Commercial Street with an extensive basement floor offering excellent, usable additional floor space. Commercial House has been extensively refurbished to provide 43 luxury apartments and over 8,000sq ft of commercial accommodation.

Location

The property is located in the heart of Sheffield City centre on Commercial Street, which links to High Street and Fargate beyond. Sheffield Supertram runs directly past the unit and Commercial Street forms part of the principal bus routes through the city centre.

Nearby occupiers include Ponds Forge International Sports Centre and Harmony Works, the refurbished Grade II* listed Canada House, which provides musical education and performance spaces for new and upcoming artists from around the world.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	679	63.08
Basement	Ancillary	632	58.71
Total		**1,311**	**121.79**

Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Planning

The property currently benefits from Class E planning consent which permits retail, office, cafe and restaurant (excluding take-aways) uses.

Anit Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide identification documents.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

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

Viewings

Strictly by appointment via the sole agents.



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