

Unit 5 & 6 Eldon Court

108 & 110 Devonshire Street, Sheffield, S3 7SF

MJB
Commercial Property



TO LET

1,885 SQ FT
(175.12 SQ M)

£49,500 PER ANNUM

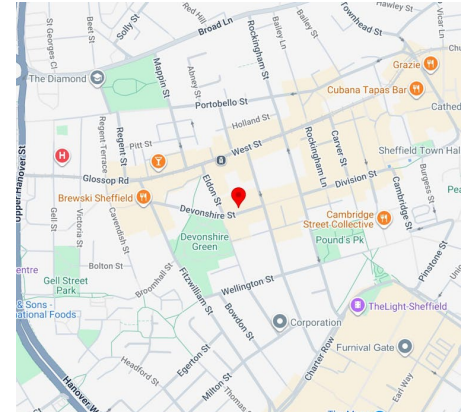
Prominent Bar/Retail Unit
within Devonshire Green
Area of the City

- Fully Fitted Bar
- Double Frontage
- Popular Student Location
- Rear Servicing

0114 282 3080
www.mjbcpc.co.uk

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Summary

Available Size	1,885 sq ft / 175.12 sq m
Rent	£49,500 per annum
Rates Payable	£25,920 per annum Interested parties are advised to make their own enquires with the Local Rating Authority to verify this information and confirm the Rates Payable.
Service Charge	£5.16 per sq ft
EPC	C (67)

Location

Eldon Court is situated in the heart of Sheffield's Devonshire Quarter, a popular shopping and leisure area known for its mix of specialist retailers, restaurants, and bars. The property is located within a modern, well-established retail parade where nearby occupiers include The Forum Cafebar, Taco Bell, Happy Lemon, and Subway.

Description

The property comprises a double fronted, ground floor retail unit with prominent frontage to Devonshire Street within close proximity to Devonshire Green. The property is currently fitted as a bar and has the benefit of rear servicing

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 5 & 6	1,885	175.12

Terms

The property is available to let on a new lease on terms to be agreed at a quoting rent of £49,500 per annum exclusive of Business Rates and Service Charge.

VAT

The property is not elected for VAT, therefore VAT is not applicable to the rent.

Money Laundering

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

Viewings

For any further information and appointments to view the premises, please contact the joint agents



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