



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP UNIT TO LET

20 CHAPEL WALK SHEFFIELD



LOCATION

The premises occupy an excellent trading location on pedestrianised Chapel Walk which links the **Theatre Quarter** and both the **bus and railway stations** with Fargate, the prime retailing pitch within Sheffield City Centre.

The subject property is situated adjacent to **Claire's Accessories** and close to **Marks and Spencer, Paperchase, Superdrug** and the recently opened **Dr Martens**.

ACCOMMODATION

The unit is arranged on the ground floor and basement and comprises the following approximate dimensions and floor areas:

Description		
Internal Width	5.13 m	16' 8"
Ground Floor Sales	74.26 sq m	800 sq ft
Basement Staff/ Mess	9.10 sq m	98 sq ft
Total Area	83.36 sq m	898 sq ft

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The premises are to be available by way of new, effectively full repairing and insuring (by way of a service charge) lease on terms to be agreed, subject to five yearly upward only rent reviews.

RENT

£32,000 (Thirty Two Thousand Pounds) per annum exclusive.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value 2017	£30,000
UBR (2017/2018)	46.6p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

SERVICE CHARGE

An annual service charge is payable. Further details are available on request.

EPC

A copy of the existing EPC is available on request.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:- Paul Lancaster Commercial Property Consultant or Green & Partners

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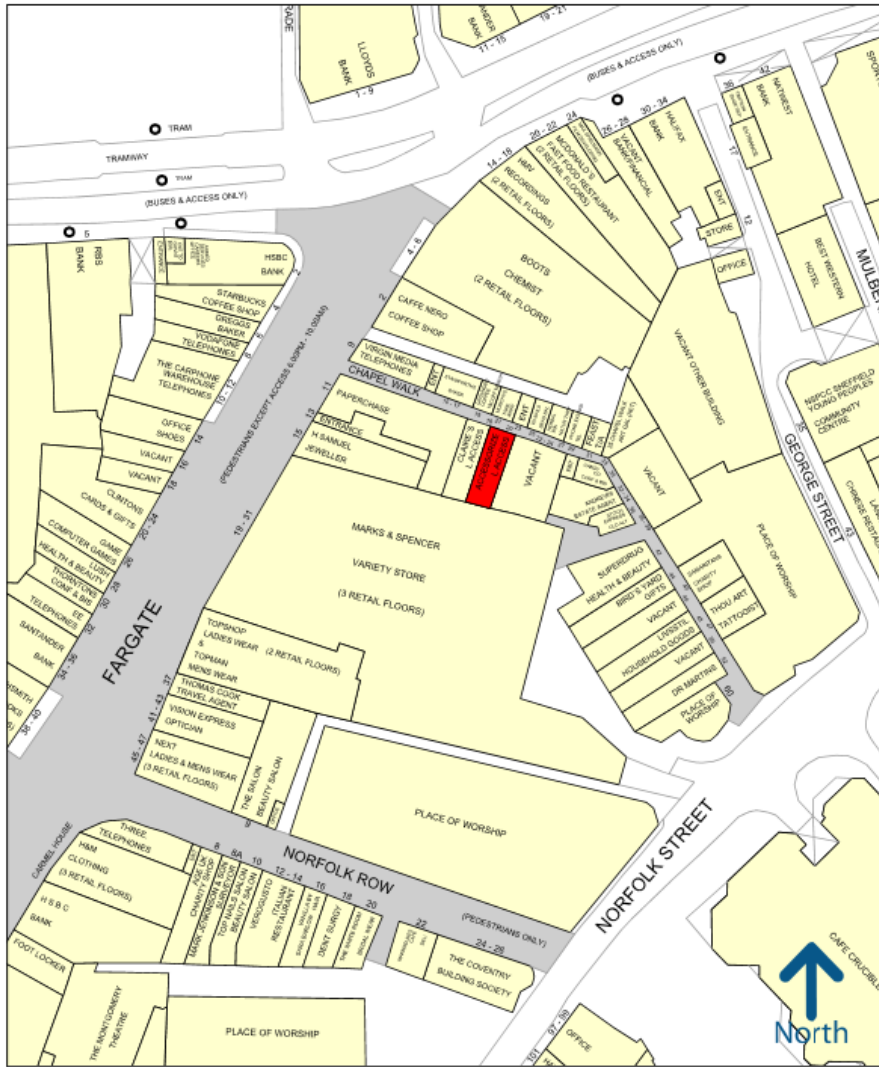


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Sheffield - Central



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Created By: Paul Lancaster CPC

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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