



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

FOLLOWING REFURBISHMENT FORMER BAR TO LET WITH A4/A3 CONSENT

12 EYRE STREET, SHEFFIELD



LOCATION

The premises occupy a prominent location at the corner of Eyre Street and Furnival Gate immediately adjacent to **Code Nightclub** and opposite **Jury's Inn Hotel**. Other occupiers close by include **The Plug Nightclub** and **Currys**.

In addition the premises are close to the main campus of **Sheffield Hallam University** and are located immediately under a NCP multi-storey car park.

ACCOMMODATION

The premises which are to be altered to create a new glazed corner frontage are arranged on the ground and first floors to provide the following approximate dimensions and floor areas:-

Description		
Internal Shop Width	7.8 m	25' 10"
Internal Shop Depth	13.1 m	43' 0"
Ground Floor Area	162.3 sq m	1,747 sq ft
First Floor Area	16.0 sq m	172 sq ft
Total Area	178.3 sq m	1,919 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 available on a new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

£25,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied in respect of the repair, maintenance and cleaning of the common parts and further details are available on request

RATES

Description	Office and Premises
Rateable Value (2017)	£10,500
UBR (2017/2018)	46.6p

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

COSTS

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

PLANNING

The premises benefit from A4 and A3 planning consents with a restriction on opening hours to midnight.

EPC

An EPC is to be provided in due course.

VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

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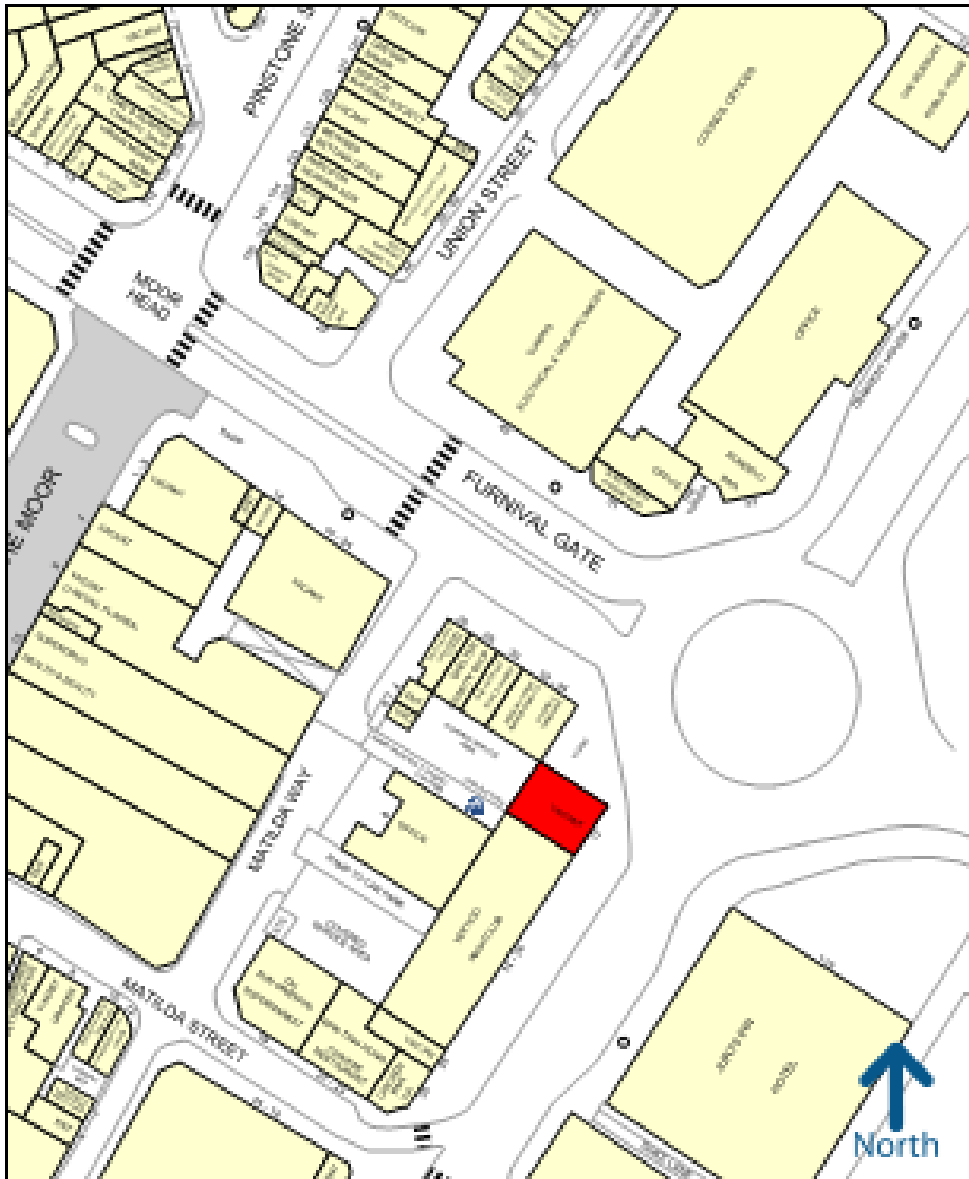


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Sheffield - Central



Experian Grid Plan Created: 03/12/2015
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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