



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP TO LET

**SUBSTANTIALLY
REDUCED RENT**

NEWLY REFURBISHED

**22 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 with Marks and Spencer, Virgin Media, Paperchase and Boots close by.

ACCOMMODATION

The premises are arranged on the ground floor only and provide the following approximate dimensions and floor areas:

Description		
Internal Width	5.1 m	16' 6"
Ground Floor Sales	16.2 sq m	174 sq ft
Ground Floor Storage/WC	9.3 sq m	100 sq ft
Total Area	25.5 sq m	274 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 shall be available by way of new, effectively full repairing and insuring (by way of a service charge) leases on terms to be agreed, subject to five yearly upward only rent reviews.

RENT

£12,000 (Twelve Thousand Pounds) per annum exclusive.

RATES

The rates are to be reassessed by the local authority following works to create the accommodation, it is thought that the rateable value will be in the region of £12,000 pa.

SERVICE CHARGE

An annual service charge is payable. Further details upon 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:

Paul Lancaster
T: 0114 279 2852
M: 07798 523461
E: paul@paul-lancaster.co.uk

Tom Lancaster
T: 0114 279 2852
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Sheffield - Central



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Created By: Paul Lancaster CPC



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