



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP UNIT TO LET

50 CHAPEL WALK SHEFFIELD

**NEXT DOOR NOW TRADING AS
DR MARTINS**



LOCATION

The premises occupy an excellent trading location on pedestrianised Chapel Walk, which links the prime shopping pitch of Fargate with Norfolk Street, leading to the Crucible and Lyceum Theaters as well as the Central Bus Station and Midland Railway Station.

The subject property is situated immediately adjacent to **Dr Martins** with other retailers currently trading nearby including **Superdrug, Virgin Media, Accessorize, Marks & Spencer, Paperchase** and **Claire's Accessories**.

ACCOMMODATION

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

Description		
Internal Width	5.3 m	17' 6"
Shop Depth	14.9 m	48' 8"
Ground Floor:		
Sales	76.8 sq. m	827 sq. ft.
Store	3.8 sq. m	41 sq. ft.
Store	9.8 sq. m	106 sq. ft.
Kitchen	9.9 sq. m	107 sq. ft.
Total	100.4 sq. m	1,081 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.

Omnia One,
125 Queen Street,
Sheffield S1 2DU

m: 07798 523461
t: 0114 279 2852
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk



paul-lancaster

COMMERCIAL PROPERTY CONSULTANT

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

£22,500 (Twenty Two Thousand Five Hundred 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	£23,500
UBR (2016/2017)	50.3p

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.

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant. or

Knight Frank

T: 0114 279 2852

M: 07798 523461

E: paul@paul-lancaster.co.uk

Ben White: 0114 241 3904

E: ben.white@knightfrank.com

EPC

We understand the property has an EPC rating of D. A copy is available on request.

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.

Omnia One,
125 Queen Street,
Sheffield S1 2DU

m: 07798 523461
t: 0114 279 2852
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk

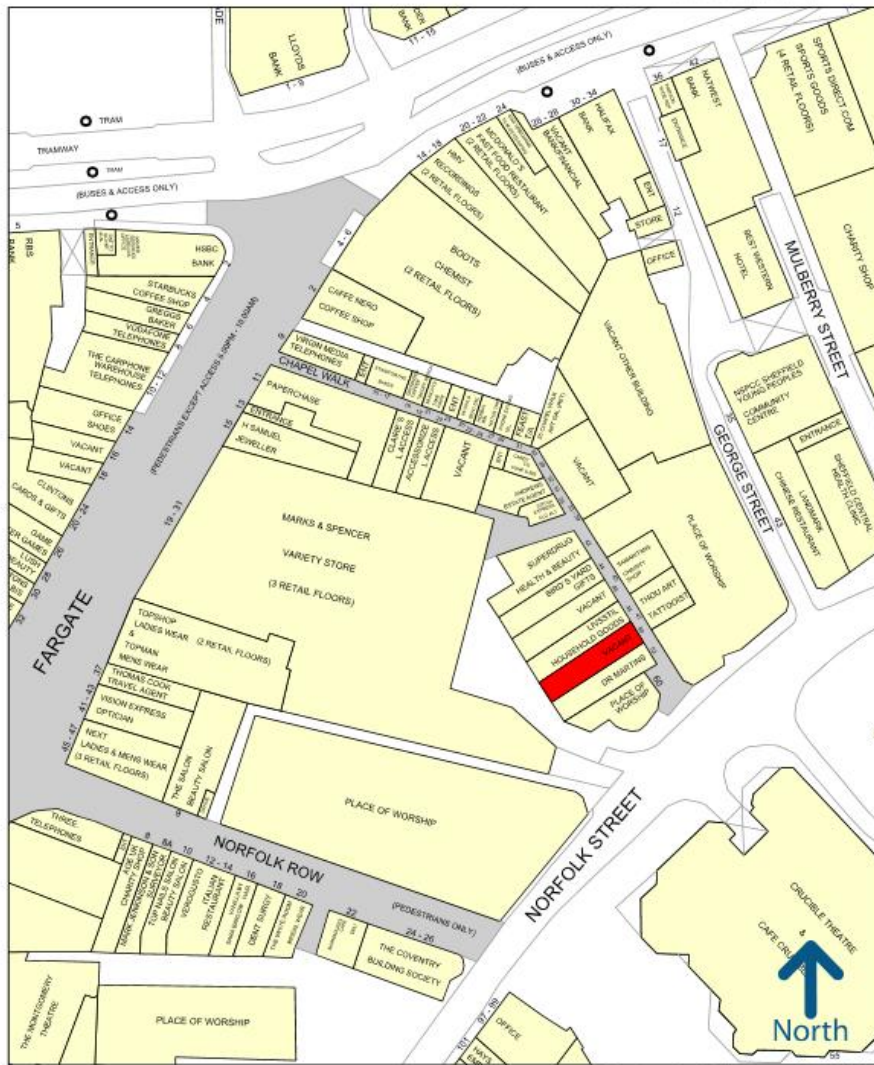


paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



Sheffield - Central



Experian Goad Plan Created: 24/06/2015
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



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.
Ordnance Survey 100019885

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.

Omnia One,
125 Queen Street,
Sheffield S1 2DU

m: 07798 523461
t: 0114 279 2852
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk