



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP TO LET

30 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 close to **Dr Martens, Claire's Accessories, Marks and Spencer, Virgin Media, Paperchase** and **Superdrug**.

ACCOMMODATION

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

Description		
Internal Width	9.14 m	30' 10"
Shop Depth	3.35 m	11' 5"
Ground Floor Sales	21.65 sq m	233 sq ft
First Floor Storage	19.42 sq m	209 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



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LEASE

The premises are available by way of a new full repairing and insuring lease (by way of a Service Charge) length of term negotiable but subject to upward only rent review at 5 yearly intervals.

RENT

£18,000 (Eighteen 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	£13,750
UBR (2017/2018)	46.6p

SERVICE CHARGE

A service charge is levied to cover the cost of repairing, maintaining, decorating and cleaning the common parts and further details are available on request.

EPC

We understand that the property currently has an energy performance rating of "G", with a score of 166. A copy of the 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 the joint sole agents:

Paul Lancaster Commercial Property Consultant and Green & Partners:-

Paul Lancaster
M: 07798 523461

Tom Lancaster
M: 07837936710

Matt Beardall
M: 07912 746 923

E: paul@paul-lancaster.co.uk E: tom@paul-lancaster.co.uk E: matt.beardall@greenpartners.co.uk

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Sheffield - Central



Experian Goad Plan Created: 17/05/2016
Created By: Paul Lancaster CPC



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