



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP TO LET

38 HAYMARKET, SHEFFIELD



LOCATION

The premises benefit from a prominent corner position on Haymarket, situated immediately adjacent to Wilkinsons (including Sheffield's central Post Office) and one of the primary bus drop off and collections points in the city centre. Also located in close proximity are B&M Bargains, Heron Foods, Fultons Foods, KFC and Subway.

ACCOMMODATION

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

Description		
Ground Floor Sales	2,616 sq ft	243 sq m
First Floor Sales	1,268 sq ft	117.8 sq m
First Floor Storage	158 sq ft	14.7 sq m
Second Floor Storage	330 sq ft	30.7 sq m
Basement Loading/Storage	341sq ft	31.7 sq m
Mezzanine Staff/Storage	1,281 sq ft	119 sq m
Total	5,994 sq ft	556.9 sq m

WC facilities are situated in the basement. In addition there is rear loading to the basement via a covered service yard.

LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to

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,
Courtwood House,
Silver Street Head
Sheffield
S1 2DD

Paul Lancaster
m: 07798523461
t: 0114 2792852
e: paul@paul-lancaster.co.uk
www.paul-lancaster.co.uk

Tom Lancaster
m: 07837936710
t: 0114 2792852
e: tom@paul-lancaster.co.uk



paul-lancaster

COMMERCIAL PROPERTY CONSULTANT

be agreed, subject to five yearly upward only rent reviews.

RENT

Offers are invited in the region of £55,000 per annum exclusive of rates, service charge and VAT.

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	£54,500
UBR (2017/2018)	47.9p

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.

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

Tom Lancaster:
M: 07837936710
E: tom@paul-lancaster.co.uk

EPC

EPC details 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,
Courtwood House,
Silver Street Head
Sheffield
S1 2DD

Paul Lancaster
m: 07798523461
t: 0114 2792852
e: paul@paul-lancaster.co.uk
www.paul-lancaster.co.uk

Tom Lancaster
m: 07837936710
t: 0114 2792852
e: tom@paul-lancaster.co.uk

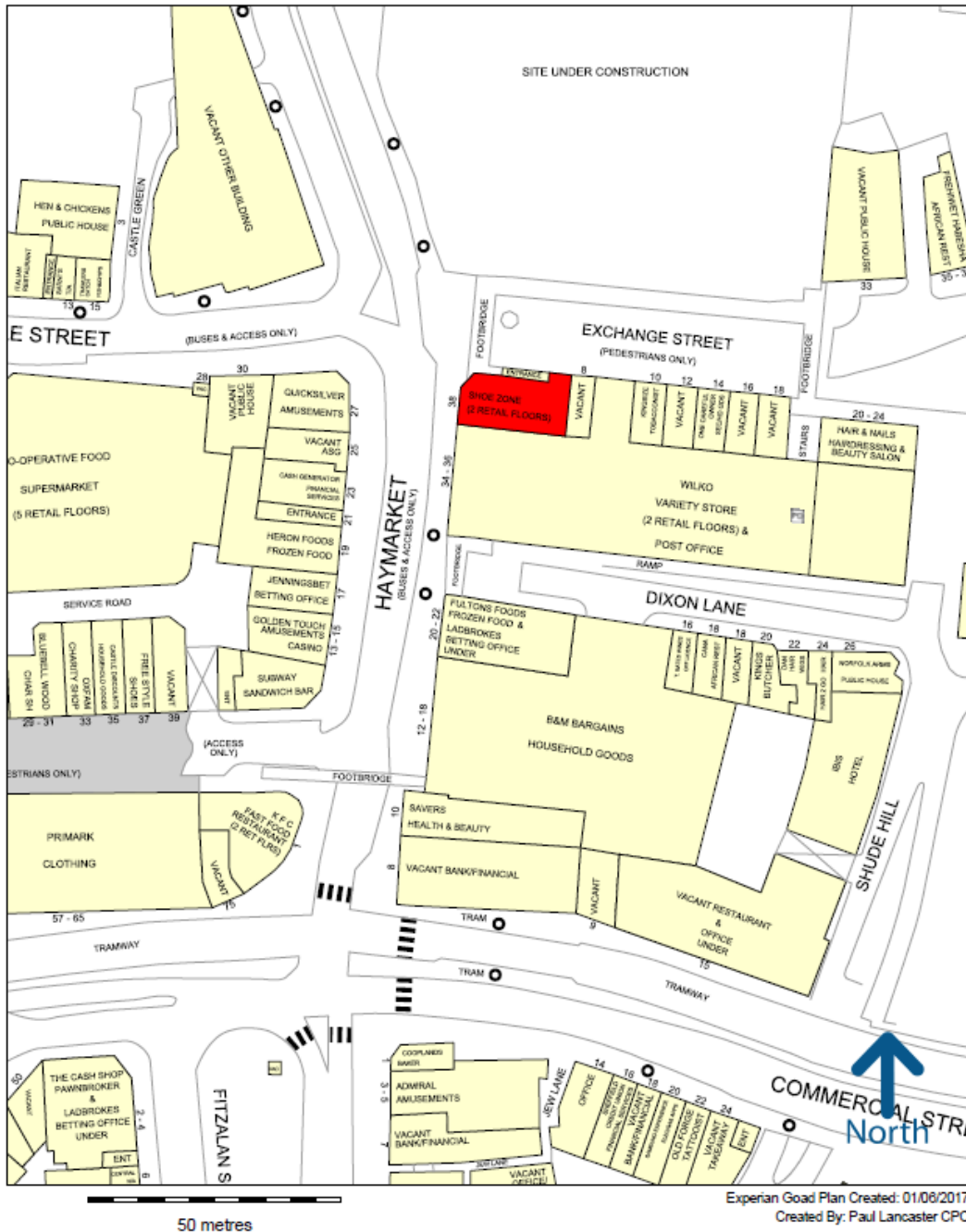


paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



Sheffield - Central



Experian Goad Plan Created: 01/08/2017
Created By: Paul Lancaster CPC

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,
Courtwood House,
Silver Street Head
Sheffield
S1 2DD

Paul Lancaster
m: 07798523461
t: 0114 2792852
e: paul@paul-lancaster.co.uk
www.paul-lancaster.co.uk

Tom Lancaster
m: 07837936710
t: 0114 2792852
e: tom@paul-lancaster.co.uk