



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP TO LET WITH A2 CONSENT

**33-35 CHARLES
STREET,
SHEFFIELD**



LOCATION

The premises are located just off Pinstone Street, which is the primary link between the main pedestrianized retail pitches, Fargate and The Moor. Charles Street links Pinstone Street with Sheffield Council's main offices and the Heart of City office and leisure scheme. The property is located adjacent to Browns Jewellers and in close proximity are **Kanoo Travel, Perfect Home, Card Factory, JD Sports and Bills.**

ACCOMMODATION

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

Description		
Ground Floor Sales	1,794 sq ft	167 sq m
Basement	873 sq ft	81 sq m

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

LEASE DETAILS

The property is available by way of a new effectively full repairing and insuring lease legth of term negotiable but subject to upward only rent review after 5 years.

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
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RENTAL

Offers are invited in the region of £38,500 per annum exclusive.

PLANNING

The premises benefit from A2 (financial and professional services) and A1 (retail) planning consents

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	£41,500
UBR (2017/2018)	46.6p

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

COSTS

Each party 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

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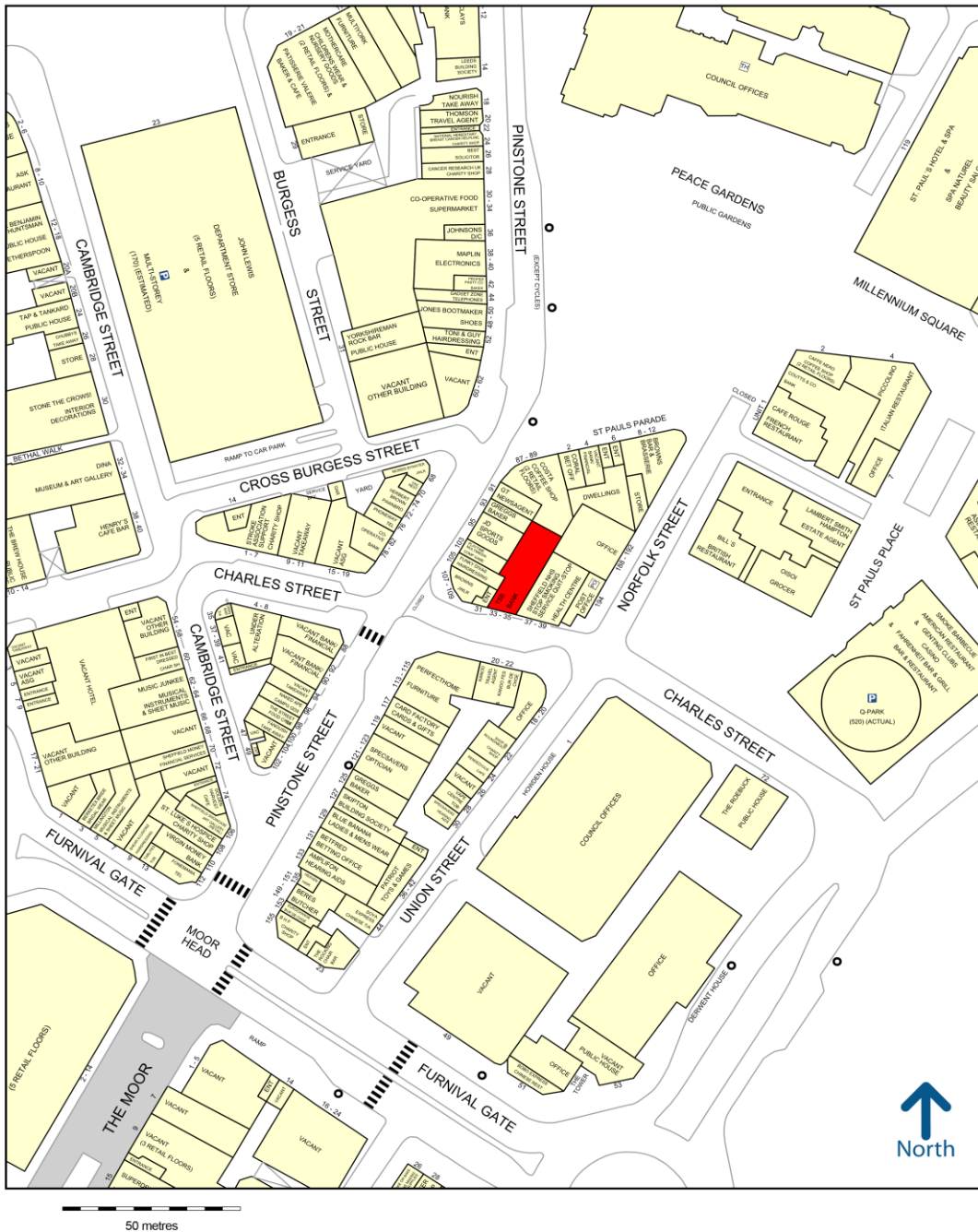


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Sheffield - Central



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