

PRIME RETAIL UNIT TO LET

25 SURREY STREET, SHEFFIELD



LOCATION

Located within the Montgomery Hall Theatre building this is a rare retail opportunity benefitting from:-

- **Prime location adjacent Fargate, The Town Hall and Sheffield Peace Gardens**
- **Occupiers close by include; GT News, Yorkshire Bank, H&M and Foot Locker**
- **Good potential for additional mezzanine space**

ACCOMMODATION

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

Description		
Ground Floor Sales	15.39 sqm	166 sq ft
Basement Staff/Storage	15.55 sqm	167 sq ft
Total	30.94 sqm	333 sq ft

WC facilities are located in the basement.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease, term to be negotiated.

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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Lancaster Retail Consulting Ltd trading as Paul Lancaster Commercial Property Consultant. Registered office address: Oak Crag, Lockton, Pickering, North Yorkshire, YO18 7PZ. Registered in England and Wales 06014533

RENT

Offers are invited in the region of **£12,000** 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 (2019)	£8,600
UBR (2019/2020)	49.1p

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
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Tom Lancaster:
M: 07837936710
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EPC

EPC details on request.

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COMMERCIAL PROPERTY CONSULTANT



Sheffield - Central



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