



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

FOLLOWING SUBDIVISION PRIME RETAIL PREMISES TO LET

PLANNING PERMISSION SUBMITTED
FOR A3/A5 USES

**102-104 The Moor,
Sheffield, S1 4PB**



LOCATION

The premises are prominently located on the The Moor and benefit from a return frontage to Fitzwilliam Gate. Nearby retailers include; **Greggs, Subway, Fultons Food, Card Factory and Poundland and Atkinsons Department Store.**

The property also benefits from excellent transport links being located immediately adjacent to one of the main bus stops in and out of the city as well as being in close proximity to a large multi storey car park.

PLANNING

A planning application has been submitted for the premises to be sub-divided and for A3/A5 (restaurant/takeaway) consent on part. Indicative plans showing the proposed sub-division are set out below.

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



ACCOMMODATION

Following sub-division the premises will be arranged to comprise 2 self contained units on ground and first floors to provide the following approximate floor areas:-

Unit no. 102 (A1)

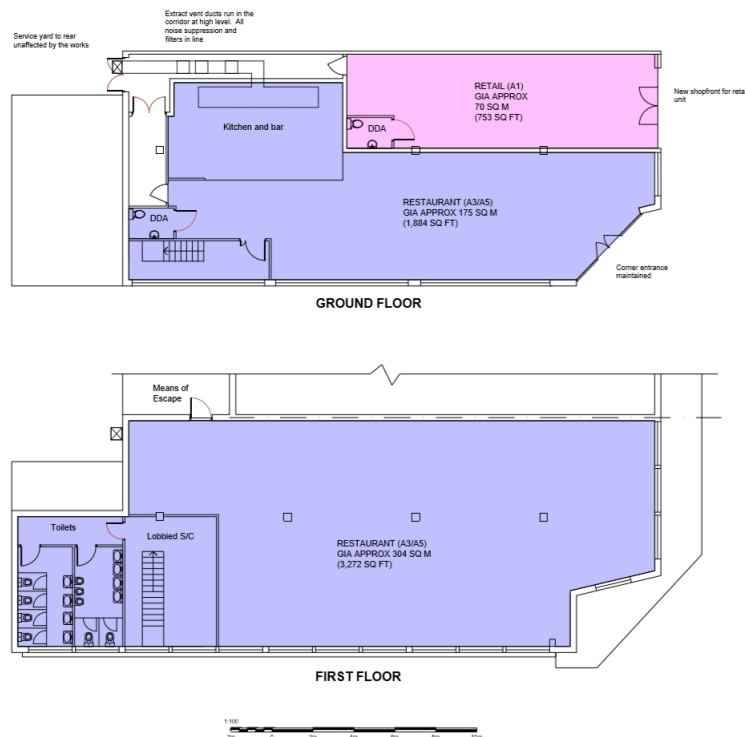
Ground Floor Only	753 sq ft	70 sq m
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Unit no. 104 (A3)

Ground Floor	1,884 sq ft	175 sq m
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1st Floor	3,272 sq ft	304 sq m
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Total	5,156 sq ft	479 sq m
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Alternatively the premises are available as a whole and further details are available on request.

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LEASE

The premises are available by way of new effectively full repairing (by way of service charge) and insuring leases, length of lease negotiable, subject to upward only rent review at 5 yearly intervals.

RENTS

102 - £34,000 per annum exclusive of VAT, rates and service charge.
104 - £62500 per annum exclusive of VAT, rates and service charge.

RATES

Following sub-division the premises will fall to be re-rated and interested parties are advised to make their own enquiries with the Local Charging Authority.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

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

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

EPC

Available on request

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Sheffield - Central



Experian Goad Plan Created: 27/01/2020
Created By: Paul Lancaster CPC



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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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