



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

RETAIL (Class E) PREMISES TO LET

**94 The Moor,
Sheffield, S1 4PB**



LOCATION

The premises are prominently located on The Moor immediately adjacent to **Subway** and **Card Factory** and opposite **Sports Direct** with other occupiers close by including; **Iceland**, **Betfred**, **The Works**, **The Entertainer** and **Game**.

ACCOMMODATION

The premises are arranged on ground floor only and provide the following approximate floor areas:-

| Description | | |
|-------------------|--------------------|-------------------|
| Retail area | 1,515 sqft | 140.8 sq m |
| Ancillary Kitchen | 69 sq ft | 6.4 sq m |
| Total | 1,584 sq ft | 147.2 sq m |

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.

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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RENT

Offers are invited in the region of £43,750 pax

RATES

| Description | Shop and Premises |
|--------------------------|-------------------|
| Rateable Value (2021/22) | £36,750 |
| UBR (2022/23) | 49.9p |

COSTS

Each party 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: 30/03/2022
Created By: Paul Lancaster CPC



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