



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## PARTIALLY FITTED FORMER RESTAURANT PREMISES TO LET

**41-43 High Street,  
Sheffield, S1 2GB**



### LOCATION

The premises are prominently located on High Street immediately adjacent to **Glory Holes** and opposite **Poundland** with other occupiers close by including; **Wetherspoons** (Bankers Draft), **German Donner**, **easyHotel**, **Sainsburys Local** and **British Heart Foundation**.

The property also benefits from excellent transport links being located immediately adjacent to **Castle Square Tram Stop** and close to **Hartshead Square mult-storey car park**.

### PLANNING

The premises previously traded as Pizza Hut and benefit from Class E planning consent being suitable for restaurant or retail uses.

### ACCOMMODATION

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

#### 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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Description		
Gross Frontage	42' 6"	12.95 m
Ground Floor	2,633 sq ft	245 sq m
First Floor	1,589 sq ft	148 sq m
Basement	579 sq ft	54 sq m
Total	4,801 sq ft	446 sq m

The premises which are partially fitted as a restaurant benefit from the following:-

**Full customer wc facilities**

**Disabled wc facilities**

**Staff wc facilities and locker room**

**Extraction route**

**Dumb waiter between ground and first floors**

**Air conditioning**

**Goods lift between ground and first floors**

## 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

Offers are invited in the region of £75,000 pax

## RATES

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

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## **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

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Tom Lancaster

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## **EPC**

Available on request

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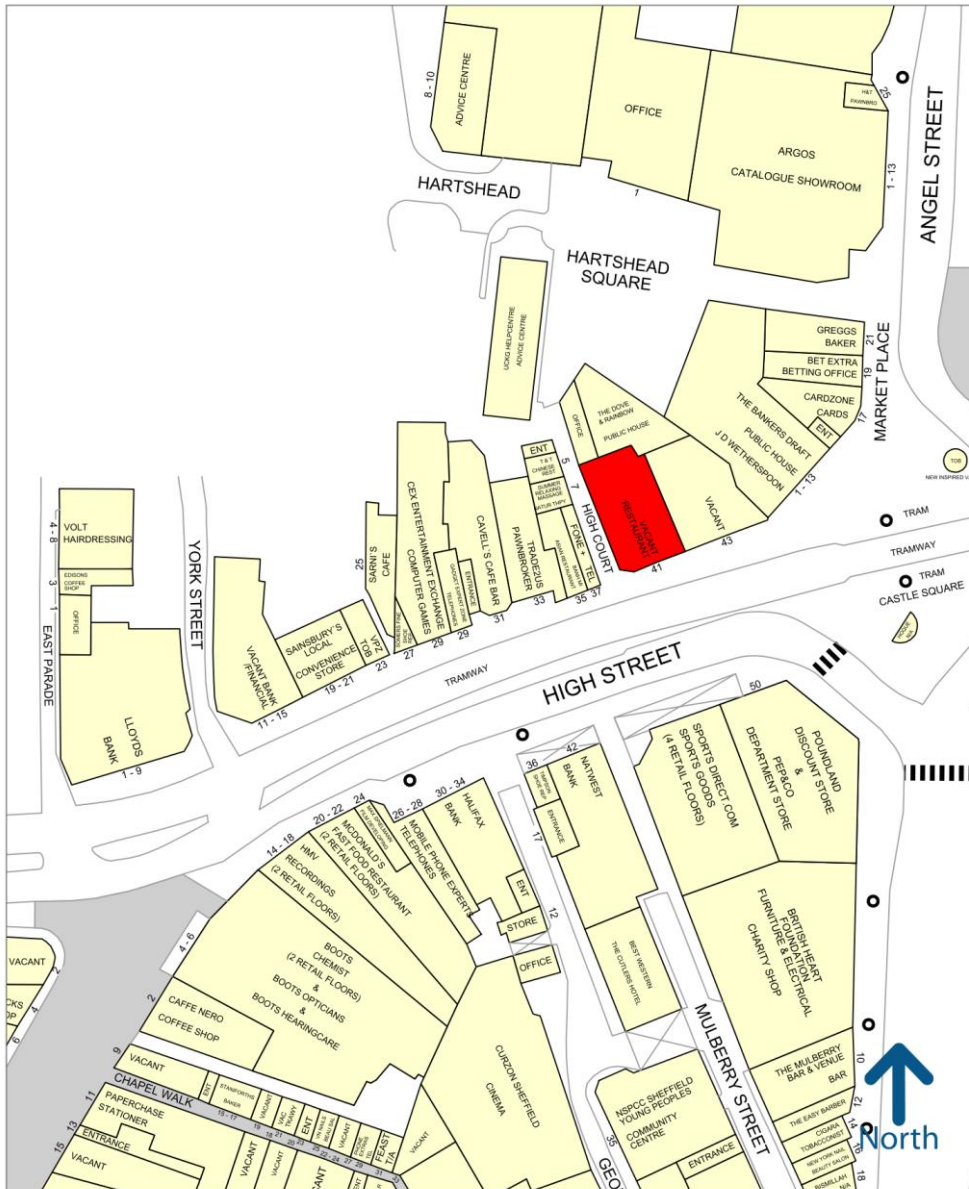


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Sheffield - Central



Experian Goad Plan Created: 11/01/2022  
Created By: Paul Lancaster CPC



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