

**SUBSTANTIAL RENT REDUCTION**  
**RETAIL/LEISURE**  
**UNIT TO LET**

**15 ANGEL STREET,  
SHEFFIELD**  
**S3 8LN**



**LOCATION**

**Adjacent 21 LANE TENPIN BOWLING ALLEY.** Additionally, the premises are immediately beneath **Premier Inn** with other occupiers close by including; **Wetherspoons** (Bankers Draft), **easyHotel**, **Burger King**, **The National Videogame Museum** and **Lidl**.

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

**PLANNING**

The premises benefit from Class E planning consent being suitable for restaurant, leisure or retail uses.

**ACCOMMODATION**

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

Description		
Gross Frontage	84' 0"	25.6 m
Ground Floor	9,174 sq ft	852 sq m

The premises benefit from staff and disabled wc facilities and there is excellent rear loading via the shared service yard.

**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](mailto:paul@paul-lancaster.co.uk)  
[www.paul-lancaster.co.uk](http://www.paul-lancaster.co.uk)

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: [tom@paul-lancaster.co.uk](mailto:tom@paul-lancaster.co.uk)

## 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.

## RENT

Offers are invited in the region of £50,000 pax

## RATES

Description	Shop and Premises
Rateable Value (2023)	£75,500
UBR (2025/26)	55.5p

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

## 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

M: 07798 523461

E: paul@paul-lancaster.co.uk

Tom Lancaster

T: 0114 279 2852

M: 07837 936710

E: tom@paul-lancaster.co.uk

## EPC

Available on request

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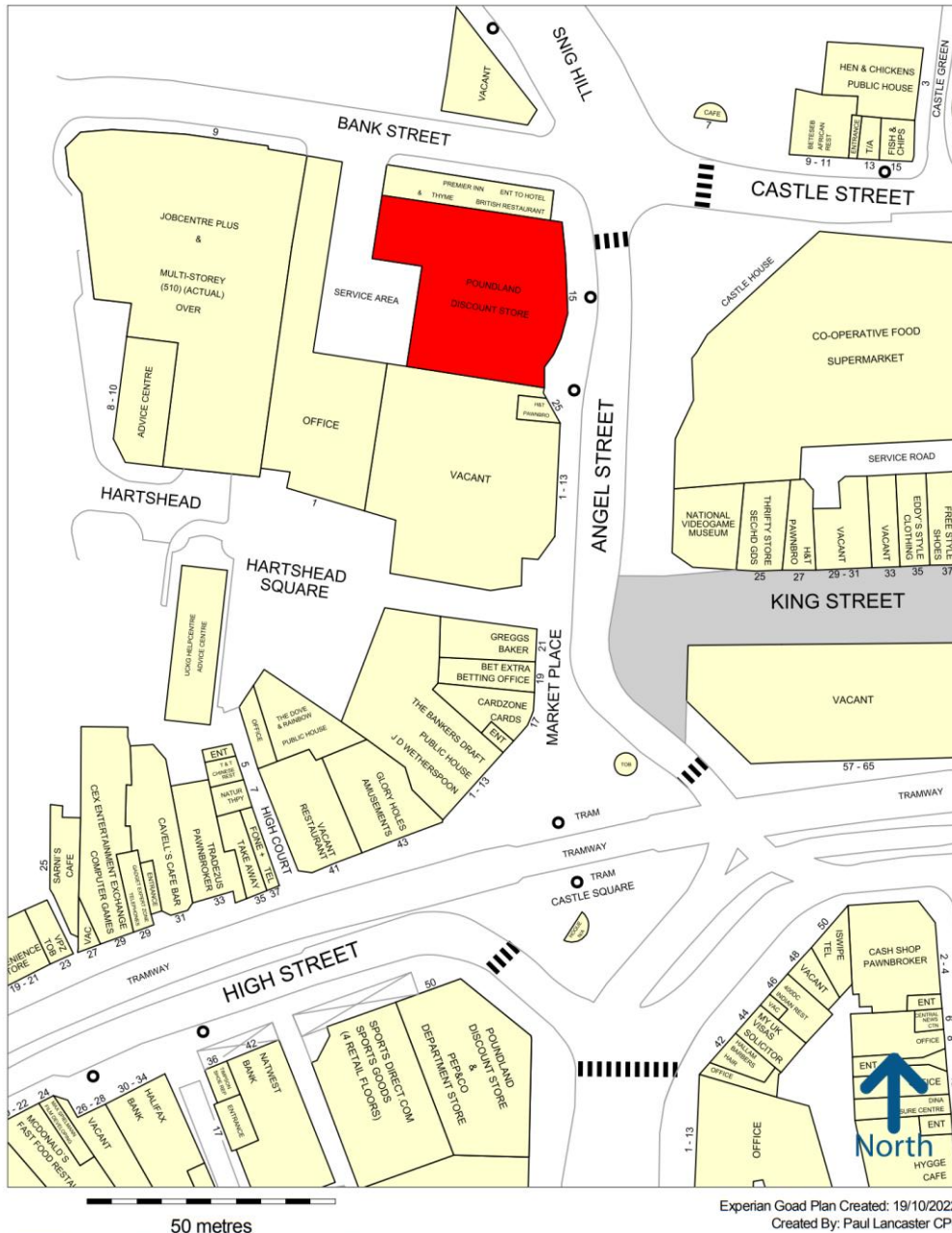


# paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



Sheffield - Central



Experian Goad Plan Created: 19/10/2022  
Created By: Paul Lancaster CPC



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