



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME RETAIL UNIT TO LET

64 THE MOOR, SHEFFIELD



LOCATION

- **Prime pedestrianised shopping pitch.**
- **Close to Primark and Next**
- **Other occupiers close by include; Boots, JD, Sports Direct, Sainsburys and H&M.**

ACCOMMODATION

The premises are arranged across ground, first and second floors and provide the following approximate dimensions and floor areas:

Description		
Gross Frontage inc. splay	9.1 m	30 ft
Return Frontage	10.2 m	33ft 4in
Ground Floor Sales	150.5 sq m	1,620 sq ft
First Floor Sales	72.4 sq m	779 sq ft
Second Floor Storage	75.2 sq m	809 sq ft
Total	298.0 sq m	3,208 sq ft

The premises benefit from rear access at ground floor. WC facilities are located on second floor.

LEASE TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease subject to upward only rent review after 5 years.

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,
125 Queen Street,
Sheffield S1 2DU

m: 07798 523461
t: 0114 279 2852
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk



paul-lancaster

COMMERCIAL PROPERTY CONSULTANT

RENT

Offers are invited in the region of £85,000 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	£47,250
UBR (2023/24)	49.9p

COSTS

The tenant 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
M: 07798 523461
E: paul@paul-lancaster.co.uk

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

EPC

EPC details on request.

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,
125 Queen Street,
Sheffield S1 2DU

m: 07798 523461
t: 0114 279 2852
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk

