



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## RETAIL/LEISURE UNIT TO LET

**30-34 HIGH STREET,  
SHEFFIELD  
S1 2GE**



### LOCATION

The premises occupy a prominent location immediately adjacent to **Wendys** and **LIDL** with other occupiers close by including **MacDonalds**, **German Doner**, **Burger King**, **easyHotel**, **Tenpin**, **The National Videogame Museum**, **Sainsburys Local** and **HMV**.

The property also benefits from excellent transport links being located between **Cathedral Square** and **Castle Square Tram Stops**.

### PLANNING

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

### ACCOMMODATION

The premises which are set behind a **double height glazed facade** are arranged on basement, ground and first floors to provide the following approximate floor areas:-

Description		
Ground Floor	2,952 sq ft	274.3 sq m
First Floor	2,950 sq ft	274.1 sq m
Basement	2,880 sq ft	267.6 sq m

The premises benefit from staff and disabled wc facilities. **NB the accommodation is flexible and more or less space can be provided to suit specific requirements.**

#### 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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## LEASE

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

## RENT

Offers are invited in the region of £95,000 pax

## RATES

The premises currently form part of a building extending to fourth floor. Following subdivision the premises will fall to be reassessed for rating purposes and interested parties are advised to make their own enquiries of 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

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

## EPC

Available on request

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Sheffield - Central



50 metres

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Experian Goad Plan Created: 05/04/2024  
Created By: Paul Lancaster CPC

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