

RETAIL/LEISURE UNIT TO LET OR FOR SALE 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: Sales	2,952 sq ft	274.3 sq m
First Floor: Sales	2,950 sq ft	274.1 sq m
Basement: Storage	2,880 sq ft	267.6 sq m
Second Floor: Offices	2,140 sq ft	198.8 sq m
Third Floor	1,200 sq ft	111.4 sq m

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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Fourth Floor	1,200 sq ft	111.4 sq m
Total	13,322 sq ft	1,237.6 sq m

The premises benefit from staff and disabled wc facilities. **NB the accommodation is flexible and is capable of subdivision to suit occupier requirements.**

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.

Alternatively, our clients would consider a sale with vacant possession. Further details are available on request.

RENT

Offers are invited in the region of £80,000 pax

RATES

Description	Shop and Premises
Rateable Value	£142,000
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

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paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

EPC

Available on request

LOCATION PLAN



Sheffield - Central



Experian Goad Plan Created: 01/04/2025
Created By: Paul Lancaster CPC



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