



## SHOP UNIT TO LET

**46 CHAPEL WALK,  
SHEFFIELD**



### LOCATION

The premises occupy are situated on pedestrianised Chapel Walk, which links Norfolk Street with Fargate.

The subject property is situated directly opposite **Samaritans** and in close proximity to **Staniforths Bakers, Marks & Spencer** and **Birds Yard**.

### ACCOMMODATION

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

Description			
Net Frontage	5.26 m		17' 3"
Internal Width	5.33 m		17' 6"
Shop Depth	14.35 m		47' 1"
Ground Floor:	Sales	75.3 sq. m	810 sq. ft.
	Store/ Kitchen	35.0 sq. m	377 sq. ft.
<b>Total</b>		<b>110.3 sq. m</b>	<b>1,187 sq. ft.</b>

### LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

#### 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  
www.paul-lancaster.co.uk

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: tom@paul-lancaster.co.uk



# paul-lancaster

COMMERCIAL PROPERTY CONSULTANT

## RENT

£19,500 (Nineteen Thousand Five Hundred Pounds) 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 (2023)	£16,750
UBR (2015/2016)	49.9p

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 Commercial Property Consultant.

T: 0114 279 2852

M: 07798 523461 or 07837 936710

E: [paul@paul-lancaster.co.uk](mailto:paul@paul-lancaster.co.uk) or [tom@paul-lancaster.co.uk](mailto:tom@paul-lancaster.co.uk)

## EPC

A copy is available upon 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,  
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)

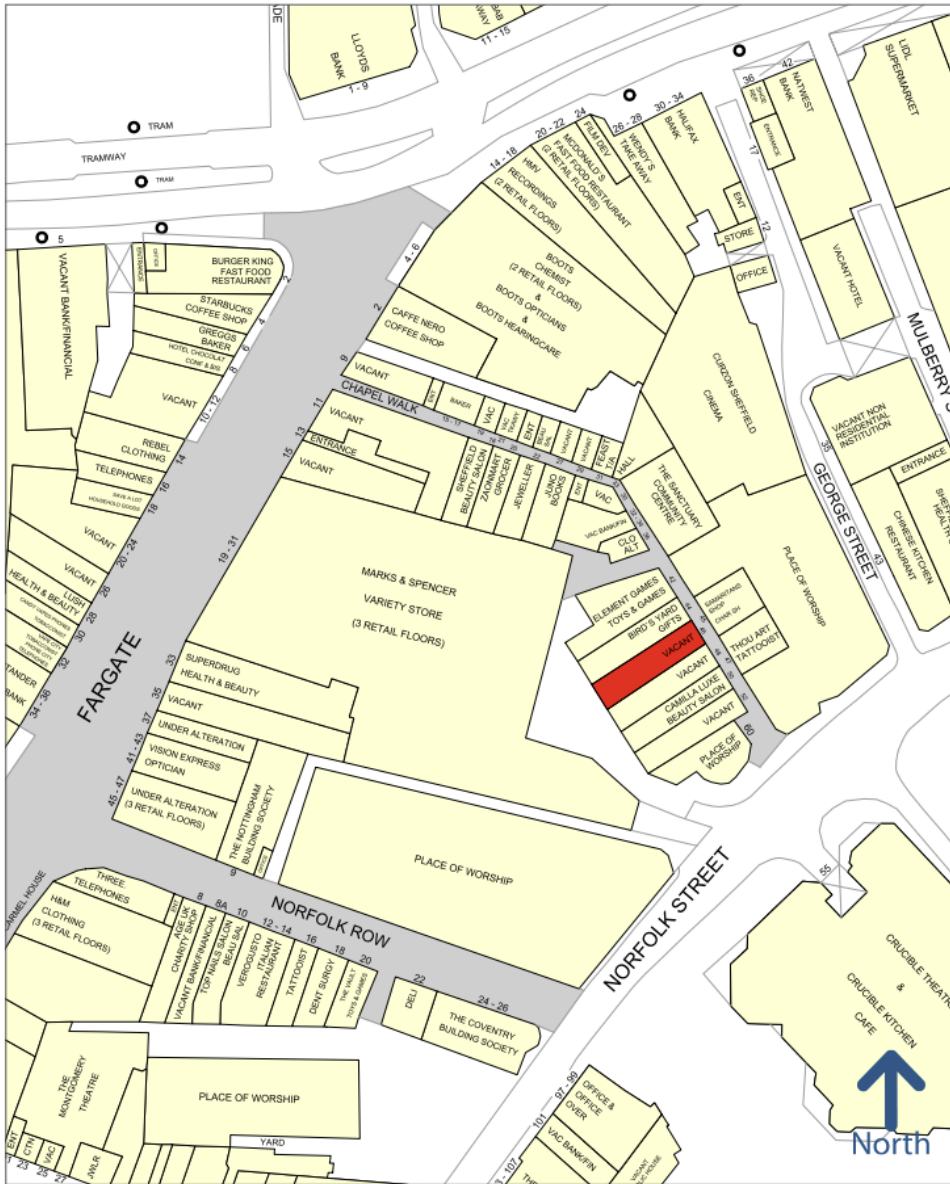


# paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



Sheffield - Central



Experian Goad Plan Created: 05/09/2024  
Created By: Paul Lancaster CPC

50 metres

Copyright and confidentiality Experian, 2023. © Crown  
copyright and database rights 2023. OS 100019885



For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

## 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)