



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

CREATIVE/RETAIL UNITS TO LET

**MATILDA STREET
SHEFFIELD, S1 4QD**



LOCATION

- **New Indoor “market” and Community & Creative Hub**
- **100 yards from The Moor**
- **Suitable for Independent Vendors/Retailers**
- **A Place to Gather, Socialise, Study, Shop, Create, Eat & Drink**
- **Opening April 2025**

ACCOMMODATION

The units which are located on the first floor over Network music venue comprise spaces from 55 sq ft – 600 sq ft. A plans and schedule of areas is attached.

The accommodation benefits from a lift and wc facilities including disabled

LEASE TERMS

The units are available on easy in/easy out terms by way of 12 month Licences.

RENT

A schedule of rents is attached. All rents quoted are exclusive of VAT, business rates and service charge.

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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RATES

The units will fall to be re-assessed for rating purposes and once this has been completed we understand that occupiers should be eligible for rates relief if qualifying parameters are met. Interested parties should make their own enquiries of the local Charging Authority.

SERVICE CHARGE

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts and includes a fair proportion of the electricity costs for the premises.

COSTS

The tenant is to be responsible for their own legal costs incurred (if any).

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

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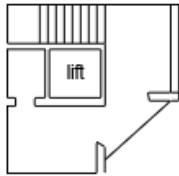
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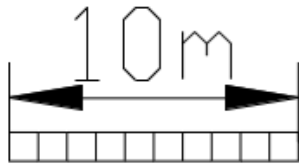


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Ground Floor Foyer



First Floor



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Schedule of Areas & Rents		
UNIT	SIZE	RENT
1	333 sq ft	£4,650 pa
2	312 sq ft	£4,350 pa
3	267 sq ft	£3,725 pa
4	251 sq ft	£3,500 pa
5	366 sq ft	£5,100 pa
6	409 sq ft	£5,700 pa
7	600 sq ft	£8,350 pa
8	404 sq ft	£5,650 pa
9	342 sq ft	£4,775 pa
10	345 sq ft	£4,800 pa
11	344 sq ft	£4,800 pa
12	433 sq ft	£6,050 pa
13	302 sq ft	£4,200 pa
14	275 sq ft	£3,850 pa
15	312 sq ft	£4,350 pa
16	321 sq ft	£4,475 pa
17	144 sq ft	£2,000 pa
18	114 sq ft	£1,600 pa
19	110 sq ft	£1,525 pa
20	55 sq ft	£1,000 pa
21	71 sq ft	£1,100 pa
Café	212 sq ft	£5,000 pa
Ground Floor Lobby	114 sq ft	£2,500 pa

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Sheffield - Central



Experian Goad Plan Created: 04/02/2025
Created By: Paul Lancaster CPC



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