



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME RETAIL UNIT TO LET

**23 SURREY STREET,
SHEFFIELD,
S1 2LG**



LOCATION

Forming part of the Montgomery Hall Theatre building this is a rare retail opportunity benefitting from:-

- **Prime location adjacent Fargate, The Town Hall and the Winter Gardens**
- **Occupiers close by include; Caffé Tucci, James Hadley Jewellers, Bird Opticians H&M and Miller & Carter**

ACCOMMODATION

The premises are arranged on basement, ground and mezzanine floors to provide the following approximate floor areas:

Description		
Ground Floor Sales	15.23 sqm	164 sq ft
Basement Staff/Storage	11.33 sqm	122 sq ft
Mezzanine Storage	5.38	58 sq ft
Total	31.94 sqm	344 sq ft

WC facilities are located in the basement.

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

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e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease, length of term to be negotiated.

RENT

Offers are invited in the region of **£12,000** 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 (2019)	£8,600
UBR (2019/2020)	49.9p

COSTS

Each party 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

USE

The premises are not suitable for hot food.

EPC

EPC details on request.

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Sheffield - Central



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