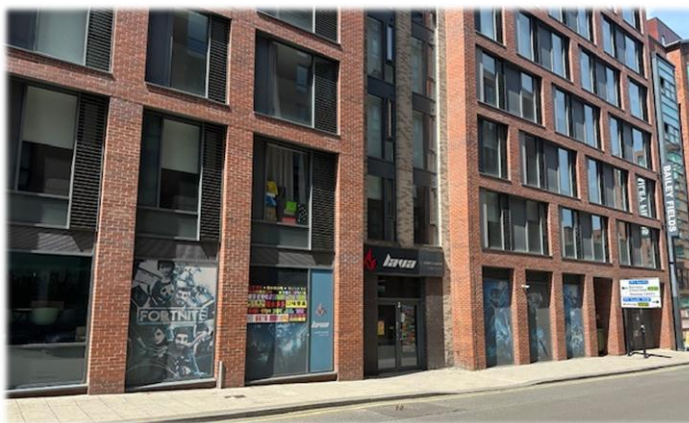


RETAIL/LEISURE UNIT TO LET

**2 ROCKINGHAM STREET,
SHEFFIELD
S1 4LZ**



LOCATION

The premises are situated on Rockingham Street and form part of the **Bailey Fields student accommodation** development which accommodates **540 beds**. There are a number of other student residential schemes nearby accommodating **another 2,500 beds**. Bailey Fields also houses **Ozmen Express International Convenience Store** and close by is **Sheffield City Centre NHS Walk-In Centre**. Rockingham Street **Q-Parks (550 spaces)** is also close by.

PLANNING

The premises benefit from Class E planning consent.

ACCOMMODATION

The premises which benefit from extensive frontage to Rockingham Street are arranged on ground and mezzanine floors to provide the following approximate floor areas:-

Description		
Ground Floor: Sales	2,437 sq ft	226.40 sq m
Mezzanine: Storage	360 sq ft	33.44 sq m
Total	2,797 sq ft	259.84 sq m

The premises benefit from full customer wc facilities including disabled and a part fitted commercial kitchen.

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 £30,000 pax

RATES

Description	Shop and Premises
Rateable Value	£32,000
UBR (2025/26)	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 Property Consultants

Paul Lancaster

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M: 07798 523461

E: paul@paul-lancaster.co.uk

Tom Lancaster

T: 0114 279 2852

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EPC

Available on request

Subject to contract

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