



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

**LARGE RETAIL UNIT
TO LET
6 ARUNDEL GATE
SHEFFIELD
S1 2PP**



LOCATION

The premises are located on Arundel Gate immediately adjacent to **Poundland** and in close proximity to **LIDL, Curzon Cinema, Odeon Cinema, The Crucible Theatre and the Lyceum Theatre.**

Additionally, the property almost opposite the main campus for **Sheffield Hallam University.**

PLANNING

The premises are suitable for a variety of uses subject to planning.

ACCOMMODATION

The premises which are arranged on basement and ground floor to comprise the following approximate floor areas:-

Description		
Ground Floor: Sales	5,745 sq ft	533.72 sq m
Basement: Storage	6,058 sq ft	562.80 sq m
Basement: Staff	146 sq ft	13.56 sq m

The premises benefit for disabled WC facilities and staff kitchen in the basement. There is a rear loading bay and goods lift serving both floors.

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



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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 £40,000 pax

RATES

Description	Shop and Premises
Rateable Value (2023)	£79,500
UBR (2025/26)	55.5p

SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining, repairing and decorating the common parts. The service charge for the current year is £12,265 ex VAT.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through the joint sole agents:-

Paul Lancaster Property Consultants
Paul Lancaster
T: 0114 279 2852
M: 07798 523461
E: paul@paul-lancaster.co.uk

Brasier Freeth
Damian Sumner
T: 020 3828 8542
E: damian.sumner@brasierfreeth.com

EPC

Available on request

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LOCATION PLAN



Sheffield - Central (BHF)

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