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COMMERCIAL PROPERTY CONSULTANT

PRIME RETAIL UNIT TO LET

90 THE MOOR, SHEFFIELD S1 4PB



LOCATION

- **Prime pedestrianised shopping pitch.**
- **Adjacent Card Factory**
- **Opposite The Moor Market and Sports Direct**
- **Close to Primark, JD Sports, Boots and Sainsburys.**

ACCOMMODATION

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

Description		
Internal Width	5.73 m	18 ft 10 in
Ground Floor Sales	178.46	1,921 sq ft

The premises benefit from rear servicing. WC facilities are located to the rear of the ground floor.

LEASE TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease subject to upward only rent review after 5 years.

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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Lancaster Retail Consulting Ltd trading as Paul Lancaster Commercial Property Consultant. Registered office address: Oak Crag, Lockton, Pickering, North Yorkshire, YO18 7PZ. Registered in England and Wales 06014533

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RENT

Offers are invited in the region of **£50,000** 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 (2017)	£44,500
UBR (2018/2019)	49.9p

SERVICE CHARGE

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts. The current service charge is £4,750 plus VAT per annum.

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.

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

EPC

The premises have an EPC rating of C. Further details are available on request.

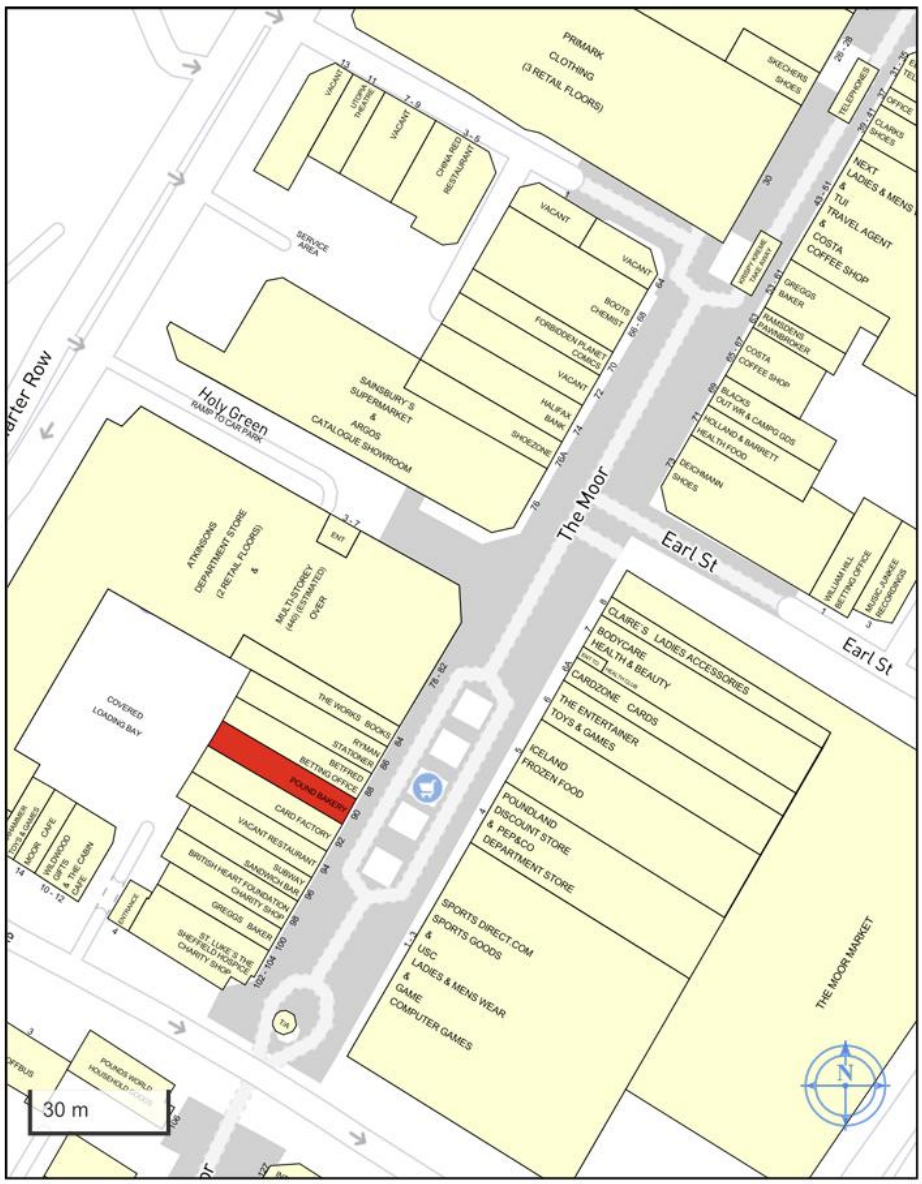
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experian.

Sheffield - Central (90 the moor)

Modified: 09-Oct-26 08:16:06 / Surveyed: 09-Sep-25



Ordnance Survey

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Experian Goad Plan Created: 09/10/2026

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