



## Prominent City Centre Retail/Leisure Unit Size 530 sq ft (49.2 sq m)

- Prominent central location
- Excellent prominence and adjacent to active occupiers
- Suitable for a variety of uses (STP)

# Prominent City Centre Retail/Leisure Unit

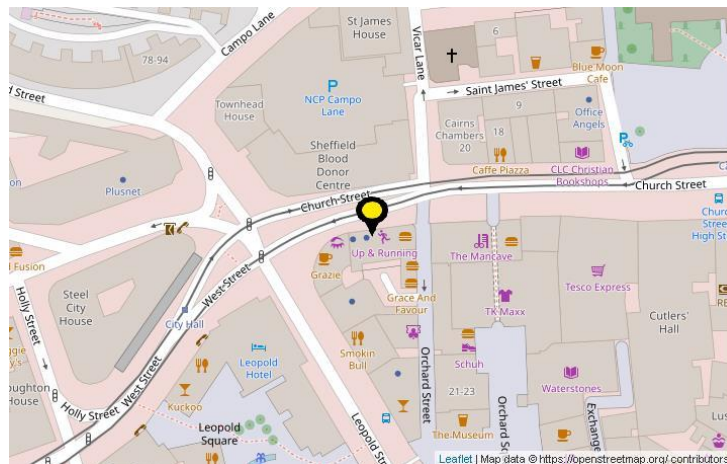
## Size 530 sq ft (49.2 sq m)

### Location

This compact lock up retail shop is located in a very prominent position in the heart of the Sheffield City Centre at the junctions of Church Street with Leopold Street a short walk from the City Hall. The building lies opposite the Leopold Hotel, and numerous office buildings such as The Balance, Steel City House and Fountain Precinct.

The property lies close to All Bar One, the Smoking Bull Burger Company and the many bars and restaurants in Leopold Square including the Aagrah, The Botanist, and Wagamama.

Sheffield Supertram and numerous bus routes run directly outside on Church Street and West Street.



### Description

The property comprises a self contained retail unit, with a new shop front fitted recently, providing an easily managed trading area at ground floor level and substantial staff areas at basement level.

The space is predominantly open plan in layout, has suspended ceilings incorporating modern lighting and air conditioning. There is a compact kitchen facility on the ground floor. An internal staircase leads to the basement which is used for storage and W.C. facilities.

### Accommodation

Description	SQ M	SQ FT
Ground floor	29.2	315
First floor	20.0	215
<b>Total</b>	<b>49.2 SQ M</b>	<b>530 SQ FT</b>

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Ratable Value

The property has a rateable value of £11,000, which falls below the threshold for Small Business Rates Relief, meaning a Tenant may be able to qualify for zero business rates.

### Terms

The premises are available to let by way of a new lease on terms to be agreed.

### EPC Rating

This is available upon request.

### Further Information

For further information please contact the sole agents CPP:

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### Date of Particulars

April 2021



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