



COMMERCIAL PROPERTY PARTNERS

To Let
St. Pauls Chambers, St. Pauls Parade
Sheffield
S1 2JL



Self-Contained Prominent Retail Unit 449 Sq Ft (41.71 Sq M)

- Prime location overlooking Sheffield Peace Gardens
- Full glass frontage
- Excellent footfall and adjacent to City professional core

Self-Contained Prominent Retail Unit

449 Sq Ft (41.71 Sq M)

Location

The subject unit is situated within St Paul's Chambers on St Paul's Parade within the Heart of Sheffield City Centre. Overlooking Sheffield Town Hall and Peace Gardens, it is one of the city's prime destinations for retail and leisure. Adjacent occupiers include Browns Bar, Bills Restaurant, Café Rouge, Café Nero and Piccolinos Restaurant.

Description

The property comprises a self-contained commercial unit with kitchenette and WC to the rear. The property is entered by way of a its own front door leading directly in to the unit.

The property benefits from the following: -

- > Suspended ceiling tiled system
- > WC
- > Full glass frontage
- > Ancillary basement storage space

Accommodation

DESCRIPTION	SQ FT	SQ M
Commercial Unit	449	41.71
TOTAL	449 SQ FT	41.71 SQ M

Terms

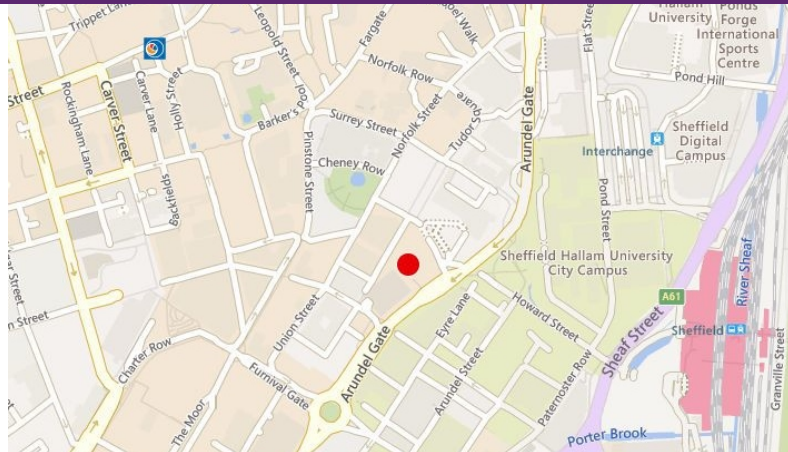
The property is available to let, by way of a new lease on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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