



## Refurbished Units To Let

1,432 - 3,832 Sq Ft (133.03 - 355.99 Sq M)

- Prominent Frontage to Fitzwilliam Street
- Prime Sheffield City Centre Location
- Designated parking and roller shutter door access



# Refurbished Units To Let

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### Location

The units are located on Fitzwilliam Street, a well-connected and rapidly developing area of Sheffield's city centre. Fitzwilliam Street forms part of the popular Cultural Industries Quarter and sits within close proximity to the ring road (A61), providing easy access across the city and beyond. The area benefits from a mix of residential, commercial, and leisure uses, with nearby occupiers including independent retailers, cafés, bars, and creative businesses. The location is also within walking distance of Sheffield's main shopping districts, railway station, and both universities, making it highly accessible for customers, staff, and deliveries alike.

### Description

A terrace of four high-quality, newly refurbished business/trade counter units are now available, offering prominence onto Fitzwilliam Street. Each unit has been upgraded with new insulated roofing and cladding, along with electrically operated insulated roller shutter doors.

The accommodation includes glazed pedestrian entrances to the front, full-height roller shutter loading doors to the rear, and an internal eaves height of approximately 6 metres. Designated parking is available at the rear of the property, accessed via Bowdon Street.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 2	1,432	133.03
Unit 3	2,400	222.96
TOTAL	3,832 SQ FT	355.99 SQ M

### Terms

New FRI lease to be agreed.  
Unit 2 - £21,750 + VAT per annum  
Unit 3 - £30,750 + VAT per annum

### VAT

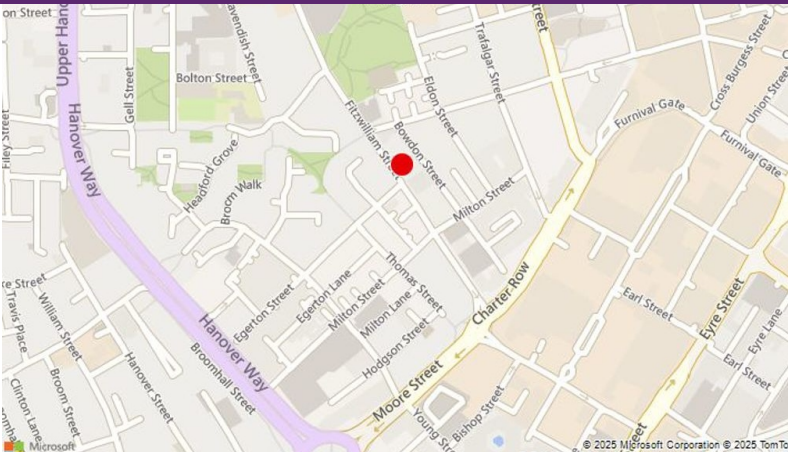
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Rateable Value available upon request. Potentially applicable for small business rates relief. Interested parties to make their own enquiries regarding the potential rates payable.

### 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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