



Refurbished Units To Let 1,432 Sq Ft (133.03 Sq M)

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

Refurbished Units To Let 1,432 Sq Ft (133.03 Sq M)

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	1,432 SQ FT	133.03 SQ M

Terms

New FRI lease to be agreed.

Unit 2 - £21,750 + VAT per annum - Available

Unit 3 - £30,750 + VAT per annum - Under Offer

VAT

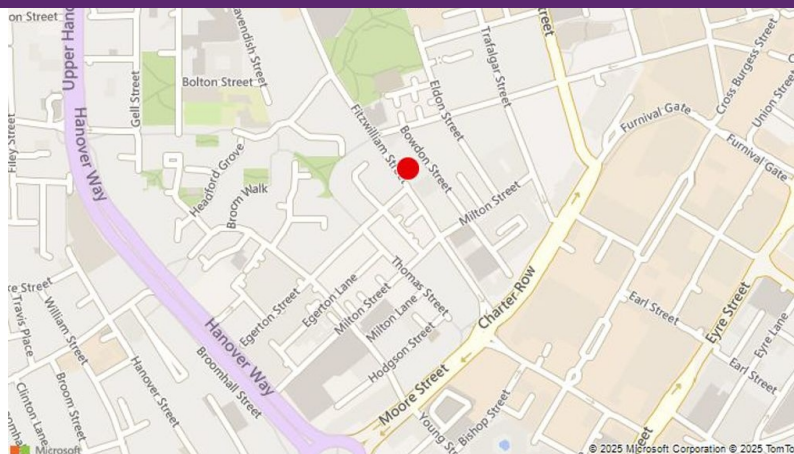
All figures are quoted exclusive of VAT at the prevailing rate.

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

Will Rowe

Mr Ed Norris MRICS

T: 0114 2738857

T: 0114 270 9160

M: 07709 281 377

M: 07711 319 339

E: will@cpp.uk

E: ed@cpp.uk

July 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.