



TO LET - Retail Unit

878 Sq Ft (81.57 Sq M)

- Prominent Position in Sheffield City Centre
- High Footfall in Popular Retail Location
- Open-Plan Two Storey Unit
- Full Refurbishment Completing Shortly

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Location

168 Devonshire Street occupies a prominent position within Sheffield's Devonshire Quarter. An established mixed-use destination of the City Centre known for its independent retail, leisure, food and drink amenities. Nearby occupiers include Taco Bell, Forum Kitchen & Bar and a variety of independent retailers and cafés. West Street, immediately to the north, provides a strong concentration of bars and restaurants.

Description

The property provides an open-plan, mid-terrace retail unit, arranged over two floors of masonry construction beneath single-pitched roof. The unit is currently undergoing a full refurbishment, due for completion shortly. Well positioned on Devonshire Street, the unit offers excellent frontage and strong potential for a range of retail, leisure or commercial occupiers.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	436	40.5
First Floor	442	41.06
TOTAL	878 SQ FT	81.57 SQ M

Terms

New FRI lease terms to be agreed.
Quoting £24,000 + VAT per annum.

VAT

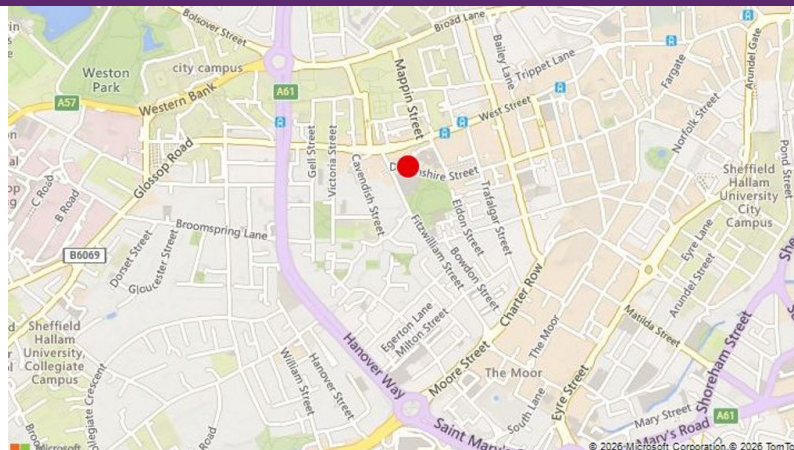
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request

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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