



## 38 Haymarket

Sheffield, S1 2AX

### PROMINENT RETAIL UNIT

**5,994 sq ft**

(556.86 sq m)

- Flexible lease terms
- Suitable for various uses (STP)
- Low rent



# 38 Haymarket, Sheffield, S1 2AX

## Summary

<b>Available Size</b>	5,994 sq ft
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£24,451 per annum
<b>Rateable Value</b>	£49,000
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (84)

## Description

The premises form part of a large retail block property. The unit comprises a ground and first floor sales area with ancillary space on the first, second and basement floors. Nearby occupiers include B&M, Heron Foods and Subway.

## Location

The premises are prominently located on a corner position on Haymarket, situated immediately adjacent to one of the primary bus drop off and collections points in the city. This part of the city is undergoing a complete transformation to include redevelopment of both the former Castlegate Market site and Town Hall building.

## Accommodation

Name	sq ft	sq m
Ground - Sales	1,860	172.80
Ground - Ancillary/Storage	756	70.23
1st - Sales	1,268	117.80
1st - Storage	158	14.68
2nd - Storage	330	30.66
Basement - Storage	341	31.68
Mezzanine - Staff/Storage	1,281	119.01
<b>Total</b>	<b>5,994</b>	<b>556.86</b>

## Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £25,000 per annum exclusive.

## Planning

The premises currently benefit from Use Class E (formerly A1). Other uses may be permitted subject to planning.



## Viewing & Further Information



**Pete Bradbury**

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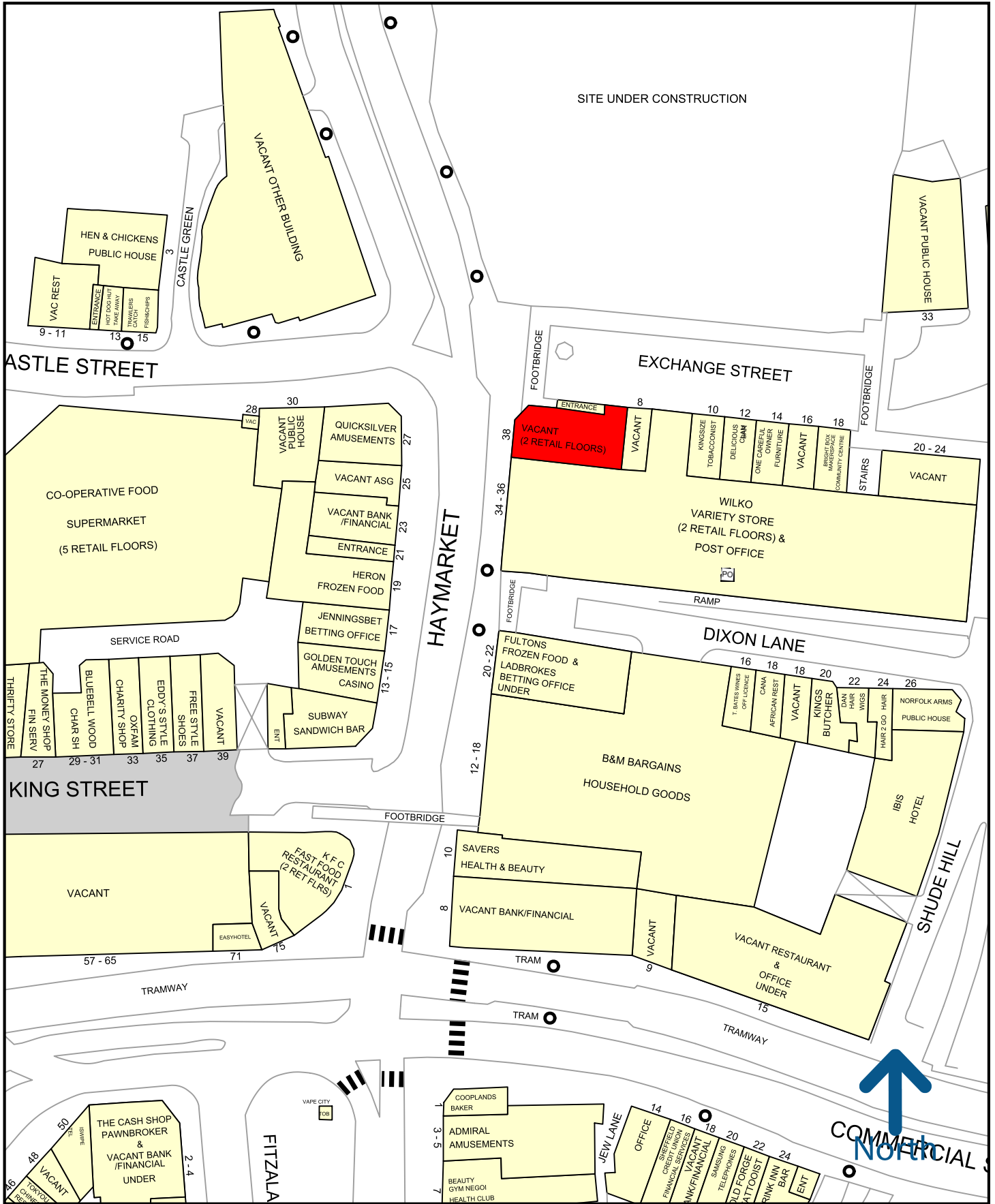
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Created By: Carter Towler Ltd

