



17 Haymarket

Sheffield, S1 2AW

PROMINENT RETAIL UNIT

1,136 sq ft
(105.54 sq m)

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

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Summary

Available Size	1,136 sq ft
Rent	£25,000 per annum
Rates Payable	£13,473 per annum
Rateable Value	£27,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

The property comprises a former betting shop arranged on the ground floor and basement, with separate accommodation on the upper floors (sold off on a long lease). The ground floor is predominantly open plan with a toilet and small kitchen to the rear. The basement is suitable for storage use. The unit benefits from a 3 phase power supply. Nearby occupiers include B&M, Subway and KFC.

Location

The premises are prominently located on Haymarket, situated adjacent to B&M and 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

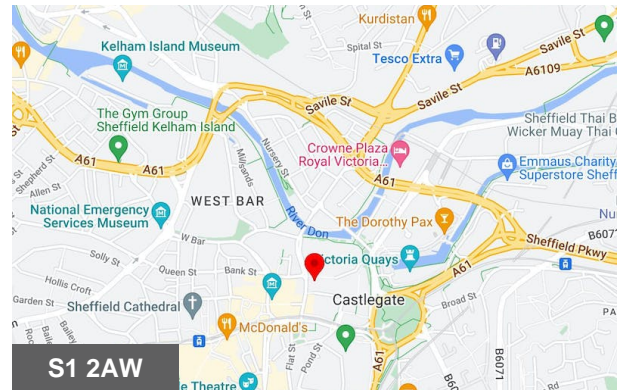
Name	sq ft	sq m
Ground	1,028	95.50
Basement - Storage	108	10.03
Total	1,136	105.53

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 of VAT, service charge, business rates, insurance, utility costs and any other outgoings.

Planning

We understand the premises currently benefit from Use Class E (formerly A1) however recommend interested parties to enquire via the local authority. Other uses may be permitted subject to planning.



Viewing & Further Information



Pete Bradbury

0113 245 1447

petebradbury@cartertowler.co.uk



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk