



16 Norfolk Row, Sheffield
S1 2PA

16 Norfolk Row

Sheffield, S1 2PA



Agreement

To Let



Detail

Retail



Rent

£21,500 pax



Size

82.4 sq m (887 sq ft)



Location

Sheffield, S1 2PA



Property ID

751.1242295

For Viewing & All Other Enquiries Please Contact:

Paul Oddy

BSc(Hons)

Director

T: 0114 244 9121

M: 07855 463945

E: paul.oddy@eddisons.com

Property

The property comprises the ground floor of a three storey brick built retail and studio building beneath a pitched slate covered roof.

The retail unit is of mainly open plan layout with some partitions and a single WC and emergency access to the rear.

There are extensive cellars to the basement providing ancillary storage.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Retail	62.3	670 (400 sq ft ITZA)
Basement		
Cellars	20.1	217
Total NIA	82.4	887

Energy Performance Certificate

Rating: C(75)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Hairdressing Salon and Premises
Rateable value: £14,000
Period: From 1 April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Lease Terms

The property is available by way of a new 3 year lease or multiples thereof on full repairing and insuring terms incorporating 3 yearly rental reviews at a commencing rental of £21,500 per annum exclusive.

Rent

£21,500 per annum exclusive

VAT

We understand that VAT is not payable on this occasion.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

Legal Costs

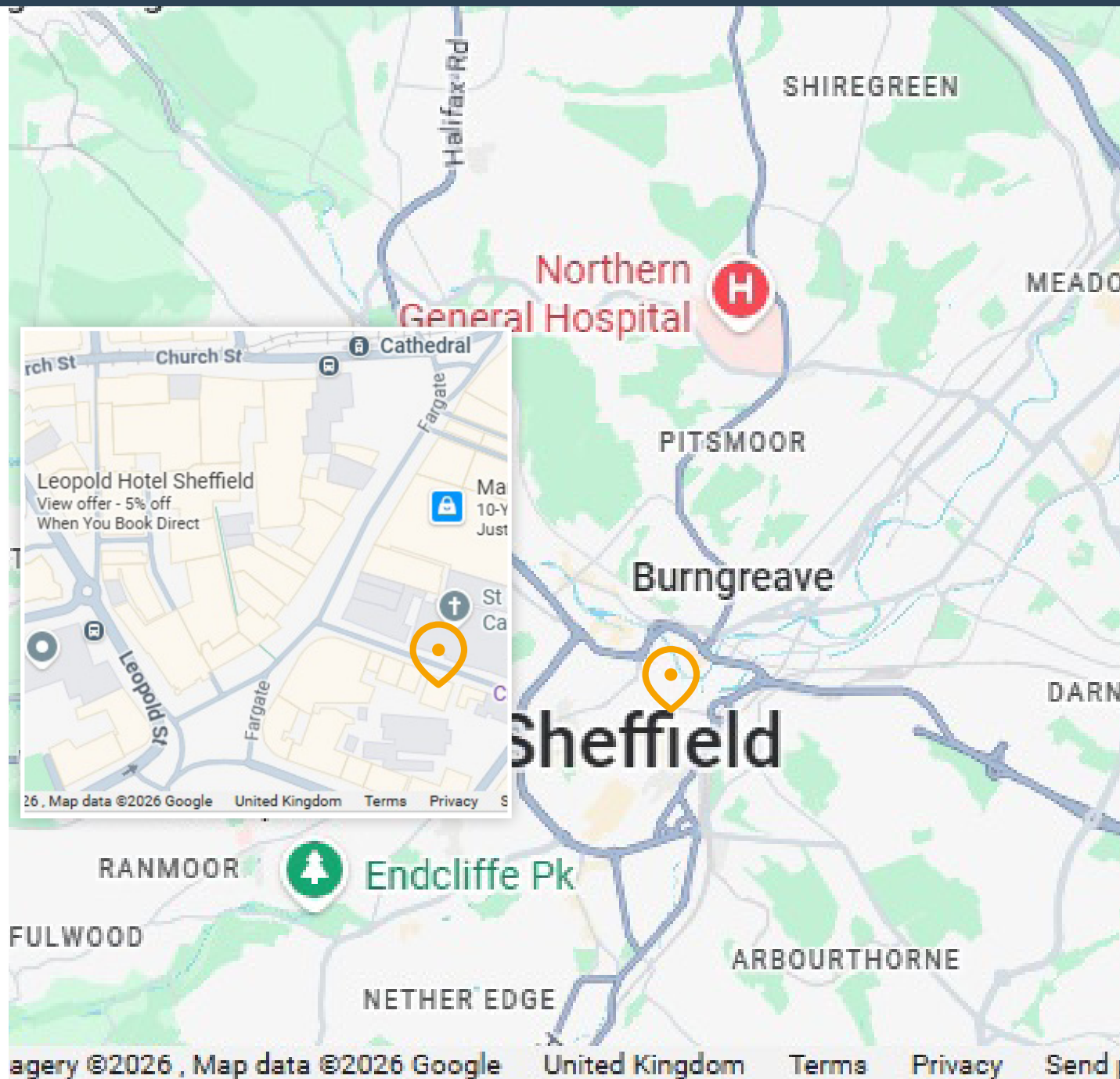
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The retail unit is located on Norfolk Row immediately opposite St Marie's Roman Catholic Church approximately midway between Fargate and Norfolk Street.





Google Maps



