



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

RETAIL UNIT TO LET

23 DIVISION STREET
SHEFFIELD
S1 4GE



LOCATION

Located in a prominent position on Division Street the property benefits from excellent footfall situated between **Caffè Nero** and **200° Coffee**. Other retailers nearby include; **JD Wetherspoon, Yates, Sainsbury's Local, Let's Sushi and Ask Italian**.

ACCOMMODATION

The unit is arranged on ground floor only and provides the following approximate dimensions and floor areas:

Description		
Nett Frontage	14'3"	4.34m
Gross Frontage	17'10"	5.44m
Ground Floor Sales	473 sq ft	43.9sq m
Ground Floor Ancillary	74 sq ft	6.9 sq m
Total	547 sq ft	50.8 sq m

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable, subject to upward only rent review at 5 yearly intervals.

RENT

£18,500 per annum exclusive of VAT, Rates and Service Charge.

RATES

Description	Shop and Premises
Rateable Value (2019/20)	£17,750
UBR (2019/20)	49.1p

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants
Tom Lancaster
T: 0114 279 2852
M: 07837936710
E: tom@paul-lancaster.co.uk

EPC

Available on request

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