

Prime Retail / Leisure Unit To Let – Available on Completion of Refurbishment

Ground floor sales

146.32m² (1,575ft²)

- Situated below the 112,000 sq ft, recently refurbished Fountain Precinct office building, and opposite Town Hall in the heart of Sheffield city centre.
- Adjacent to **Manahatta**, other notable occupiers in the vicinity include **Last Laugh Comedy Club**, **BOX**, **Cosy Club** and **The Bessemer**
- Refurbished unit with internal height to support mezzanine floor
- **Lease:** New lease for a term to be agreed
- **Rent:** £35,000 per annum exclusive
- **Service charge:** To be confirmed
- **Rateable Value (2023):** To be confirmed



TO LET



Location



Gallery



Contact



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor sales	146.32	1,575

Planning

The current planning use is Class E and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Legal Costs

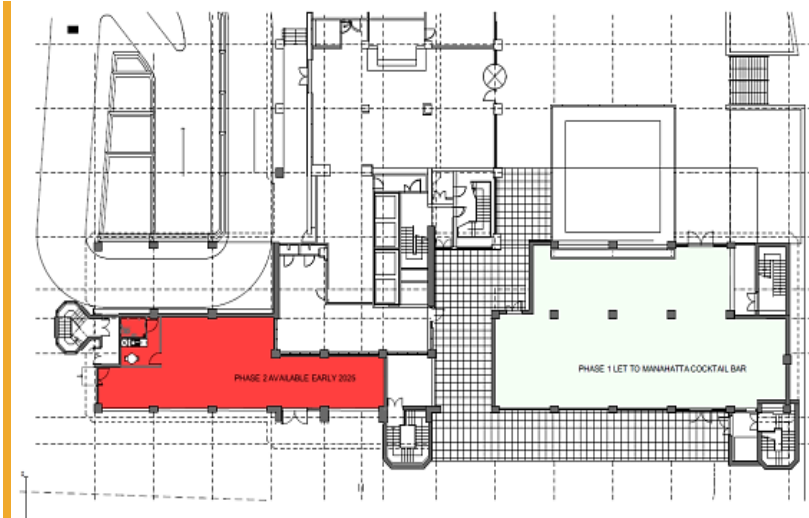
Each party to be responsible for their own legal fees in connection with the transaction.

EPC

A copy of the Energy Performance Certificate is available on request.

Business Rates

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.





Please **click here** to read our "Property Misdescriptions Act". E&OE.