

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.
- Established leisure / F&B destination.
- Considered suitable for a variety of uses to include, café, bar, wellness, fitness, medical etc (subject to consents).
- 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
- Available from Q1 2026



CGI – indicative shop front design

TO LET



Location



Gallery



Contact

FHP are delighted to present a new retail / leisure / wellness space located in the heart of Sheffield City Centre.

Location

The subject property is located within the Fountain Precinct office development, and opposite City Hall. At 112,000 sq ft, Fountain Precinct is one of Sheffield's key office buildings and is home to numerous professional and education services.

The immediate vicinity considered Sheffield's prime leisure destination, with Leopold Square (**Wagamama**, **Pho** and **Zizzi**), **Box**, **Slug & Lettuce**, **Cosy Club**, **All Bar One**, **Turtle Bay** and **Cubana** all in close proximity.

The subject unit is located opposite **Last Laugh Comedy Club** and adjacent to **Manahatta**.

The space is considered suitable for a number of uses to include retail / leisure / F&B / café / wellness or medical, and other complementary uses will be considered (subject to consents).

Description

Subject to refurbishment, the space will provide ground floor accommodation, with a floor to ceiling height of 5.5m which may support a mezzanine floor if required (tenants improvement).

The space will be let as a shell, with a shop front and capped services.



Current configuration



CGI – indicative shop front design



CGI – indicative shop front design



Floor Areas

| Description | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground floor sales | 146.32 | 1,575 |

Lease Terms and Rental

The property is available by way of a new, full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of:-

£35,000 per annum exclusive
(thirty-five thousand pounds)

VAT, Business Rates and utilities will be charged in addition to the rent.

Timing

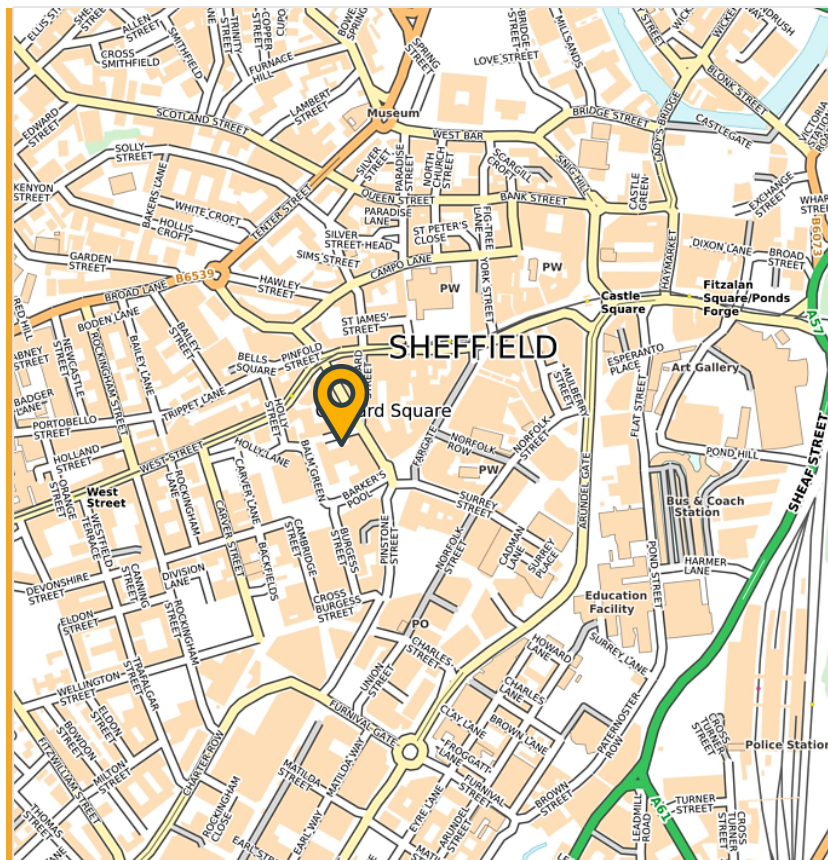
Anticipated Q1 2026.

Service Charge

To be confirmed.

VAT

The property is elected, and VAT will be charged in addition to the rent.



Planning

The property is categorised as retail within **Use 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.

EPC

A copy of the Energy Performance Certificate is available on completion of the refurbishment.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): to be reassessed

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

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.



Each party will be responsible for their own legal costs incurred in this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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