

RENT FROM ONLY £14,000 PER ANNUM!
PRIME LOCATION IN SHEFFIELD!



**POTENTIAL TO COMBINE WITH
FIRST FLOOR OFFICE**

TO LET

Refurbished Commercial Unit

1,833 - 3,829 sq.ft

(170 - 355.4 sq.m)



Rear Part (York St Frontage), Telegraph House, 11-15 High St, Sheffield, S1 2AN

- High footfall city centre location with excellent transport links
- Opposite Fargate, the pedestrianised retail heart of the city
- Easy access to rear parking
- Occupiers nearby include M&S, Boots, Sainsbury's, McDonalds, Lidl & HMV
- Significant investment imminent from the Future High Streets Fund

[illegible]

Rear Part (York Street Frontage), Telegraph House, 11-15 High Street, Sheffield, S1 2AN



Rear Part (York Street Frontage), Telegraph House, 11-15 High Street, Sheffield, S1 2AN

Areas (approx. NIA)	Sq.ft	Sq.m
Basement	1,200	111
Ground Floor	633	59
First Floor Office Accommodation	1,996	185.4
TOTAL	3,829	355.4

Description

The available space comprises a ground floor reception/sales area with frontage onto York Street, along with several rooms, a kitchen and WC facilities on the lower ground floor.

The space has recently been redecorated and would be ideal for clinical or medical use given the layout and the fact that there are already a number of individual rooms formed as part of the fit out, with the benefit of LED lighting and suspended ceilings.

In addition, the unit would also be suitable for a variety of other uses including leisure, office, tattoo studio, retail or gym, subject to planning.

There is potential to link the retail unit with first floor office accommodation. This would provide a modern self contained office/retail suite.

Rent

From £14,000 pa exclusive of rates, VAT and service charge.

Rateable Value

From £14,250 per annum.

Services

The unit has electricity and water connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant (£1,767 p.a.).

Energy Performance

Further information available upon request.



Planning

We understand that the property has established consent for E (commercial, business and service) – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e. It may be suitable for alternative uses, subject to planning.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location S1 2AN

The space forms part of the impressive Grade II listed Telegraph House in the heart of Sheffield City Centre, on High Street. Fargate is directly opposite which is one of the main pedestrianised shopping streets in the city and there is also easy access to an abundance of car parking, the Cathedral Supertram Stop and several main bus routes.

Occupiers in the immediate vicinity include M&S, Boots, Sainsbury's, McDonalds, Lidl, HMV and German Doner Kebab which help bring a large amount of footfall to the area.

High Street and Fargate have been identified as a focus for expenditure as part of Sheffield's £15.8 million Future High Streets Fund.

Viewing

Strictly via prior appointment with the appointed agent:



Tom Shelton

07738 335482

tom@crosthwaitecommercial.com

Fern Corton

07538 412671

fern@crosthwaitecommercial.com

Owned and Managed by

LCP.
part of M'Core

**01384
400123**



searchlcp.co.uk

Simon Eatough

07771 764148

SEatough@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.