

TO LET

48-50
Pinstone Street
Sheffield



Location

The premises are situated on Pinstone Street opposite the Peace Gardens and Millennium Square in the centre of Sheffield and close to the prime pitch of Fargate.

Neighbouring retailers include the 220,000 sq. ft. anchor department store John Lewis, Co-op Bank, Toni & Guy, WH Smith, Budgens, Thompson Travel and Barclays Bank.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,057	98.2
Basement Ancillary	1,176	109.3

Rent

We are seeking rental offers in the order of £57,500 per annum exclusive.

Tenure

The premises are available by way of a new 10 year, full repairing and insuring lease, subject to a 5th year upward only rent review. The availability of the demise is subject to vacant possession.

Business Rates

The unit has a 2017 rateable value assessment of £43,750. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £2,721.05.

EPC

Energy Performance Asset Rating - E

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared May 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

Rebecca Heptonstall

+44(0)113 212 3500

+44(0)7715 670834

rebecca@barkerproudlove.co.uk

James Lamming

+44(0)7715 678 630

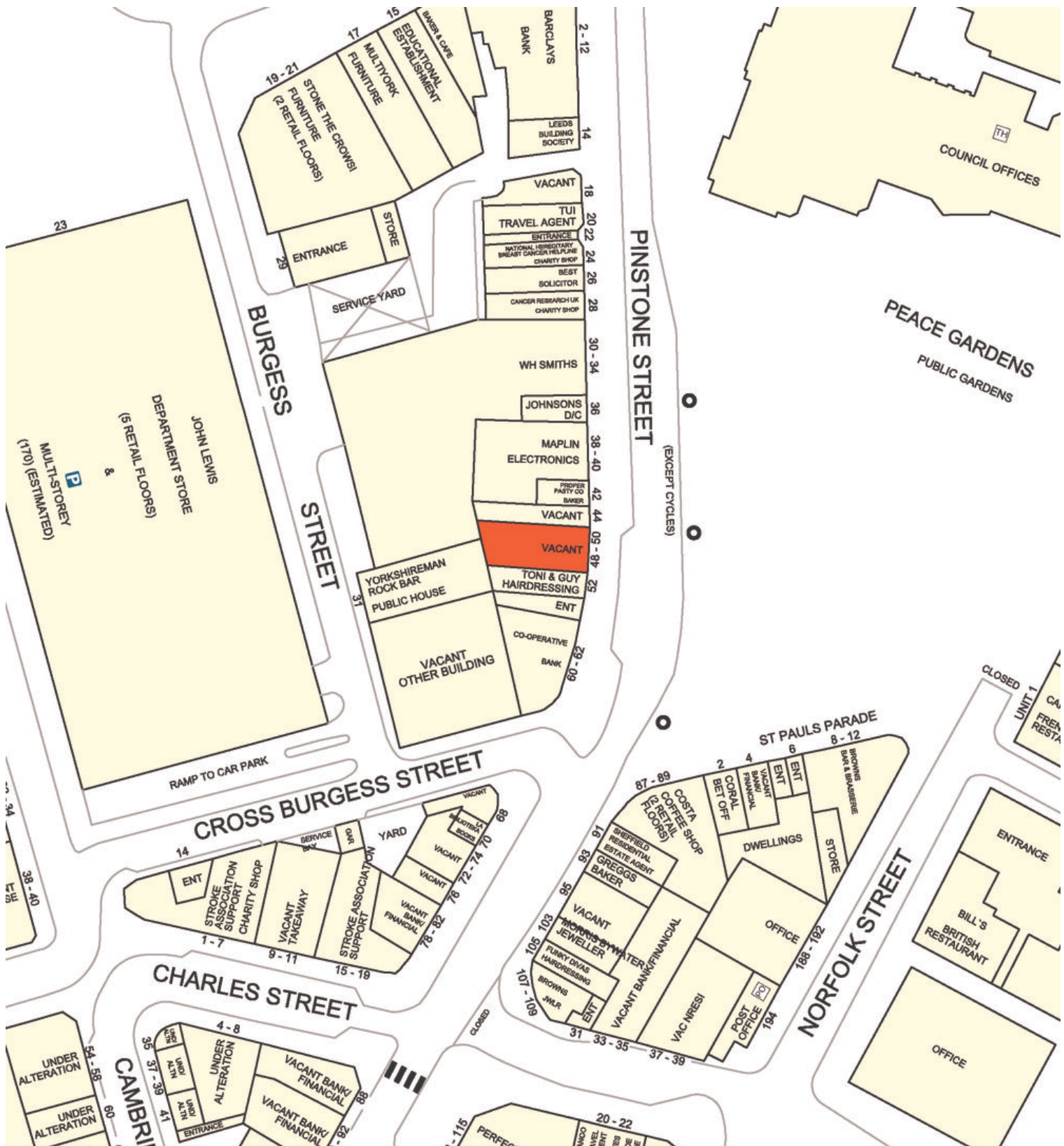
james@barkerproudlove.co.uk

Green & Partners

Oilly Gardner

020 7659 4825

olly.gardner@greenpartners.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2018.