



TO LET – RETAIL UNIT

SHEFFIELD **Station S1 2BP**

E M R

Location:

Sheffield station is located a few minutes walk away from the city centre and Sheffield Hallam University. The station adjoins the tram route and provides commuters with access to London St. Pancras, Leeds, Nottingham, Manchester Piccadilly and Birmingham New Street.

8.7m +
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

The unit is sited outside the station immediately opposite the taxi rank. There is dual access from both the front and side entrance from within the cycle hub. The unit offers potential for a variety of uses including retail, office and takeaway cafe/restaurant.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The unit comprises open plan sales area with full height glazed frontage. The unit benefits from water, drainage and power points. Immediately above the unit are washrooms shared with users of the adjoining cycle hub.

Unit Size: 48 sq.m. 515 sq.ft.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees

EPC: C



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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Advance Ventures is acting on behalf of Transport UK East Midlands Limited, a company registered in England and Wales with company number 09860485 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.