

TO LET

REFURBISHED COMMERCIAL UNIT SUITABLE FOR A VARIETY OF USES

OTHER USES CONSIDERED
SUBJECT TO PLANNING

1,835 - 4,457 sq.ft
(170 - 414 sq.m)

- High footfall city centre location
- 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 & German Doner Kebab
- Significant investment imminent from the Future High Streets Fund
- Potential to combine with first floor office

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



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

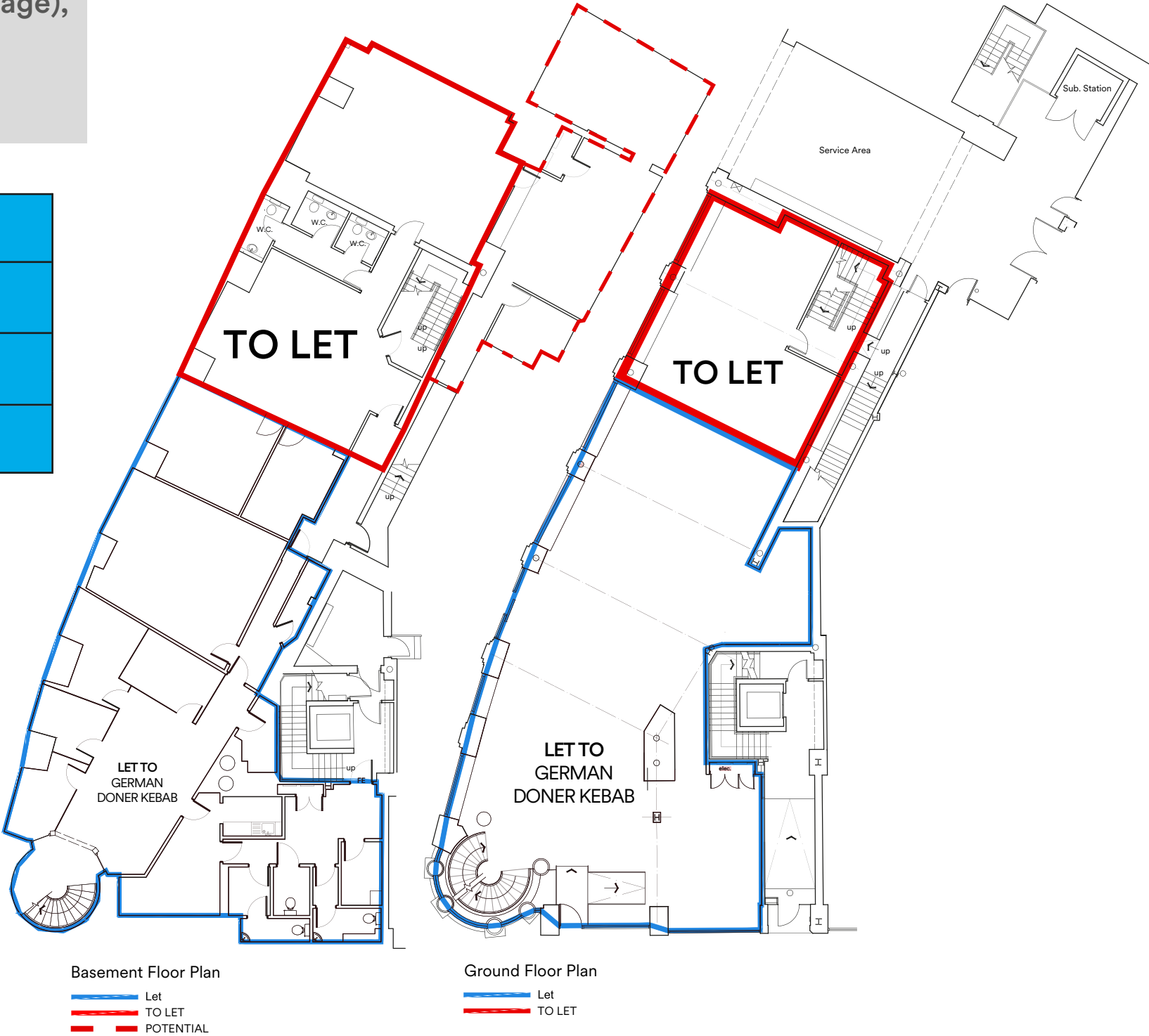




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AREAS (approx. NIA)

Ground Floor	633 sq.ft (59 sq.m)
First Floor	2,622 sq.ft (243 sq.m)
Basement	1,200 sq.ft (111 sq.m)
Total	1,835 sq.ft (170 sq.m)



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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.



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 Supertam 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.

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.).

RENT AND RATES

Rent From £14,000 p.a.x

Rateable Value - TBC

ENERGY PERFORMANCE

Further information available upon request.

SERVICES

All mains services are available.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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



VIEWING

Strictly via prior appointment with the appointed agents:



Max Pickering
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Chloé Bennett
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Tom Shelton
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Owned and Managed by



Simon Eatough
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*Potential occupiers to make own enquiries to clarify accuracy of data.