

**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 - 4,457 sq.ft**  
(170 - 414 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

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



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Areas (approx. NIA)	Sq.ft	Sq.m
Basement	1,200	111
Ground Floor	633	59
First Floor Office Accommodation	2,622	243
<b>TOTAL</b>	<b>1,833</b>	<b>170</b>

### 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:



Max Pickering

07835 059363

max@cppartners.co.uk

Chloé Bennett

07794 449746

chloe@cppartners.co.uk



Tom Shelton

07738 335482

tom@crosthwaitecommercial.com

Fern Corton

07538 412671

fern@crosthwaitecommercial.com

Owned and Managed by



Simon Eatough

07771 764148

SEatough@lcpproperties.co.uk