

To Let

Retail / Office Premises

Self Contained Retail Unit & Seperate Office Accommodation

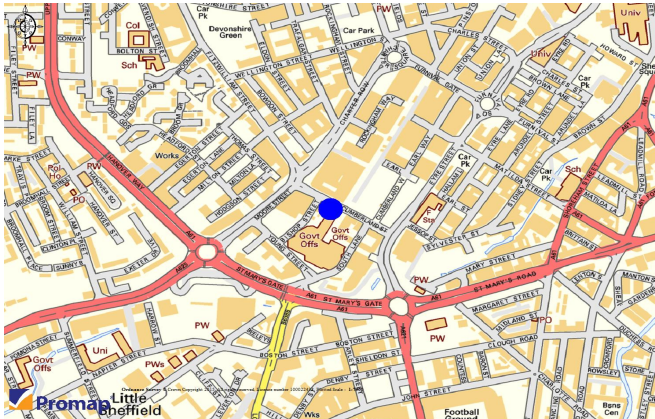
106 The Moor, Sheffield, S1 4PD



- 2,510 - 5,775 Sq Ft (233.2 - 536.5 Sq M)
- Self Contained Ground Floor Retail Unit
- Seperate Offices Over First & Second Floor
- Within Close Proximity to Ongoing Major Redevelopment at The Moor

106 The Moor, Sheffield, S1 4PD

Location



The premises are located at the foot of The Moor fronting Fitzwilliam Gate at the junction of The Moor and Cumberland Street.

The Moor has undergone significant redevelopment over the last few years with a new indoor market and retailers in close proximity including Greggs, Iceland and TJ Hughes. Additionally, development continues on The Light which will include a new indoor cinema, Primark and various leisure users.

Description

The building comprises a 3 storey concrete clad building which has separate entrances for both the ground floor retail element and first/second floor offices, both of which are DDA compliant.

An occupier can take either element or the building as a whole.

- Self contained retail unit
- Offices at first / second floor level
- Offices available on a floor by floor basis
- Variety for a number of retail uses (STP)

Accommodation

The premises benefit from the following net internal areas:

Description	Sq Ft	Sq M
Ground Floor Retail	1,705	158.45
Basement	805	74.77
First Floor Office	1,628	151.25
Second Floor Office	1,637	152.08
Total	5,775	536.55

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The ground floor has a rateable value of:

£15,000

Interested parties are advised to make their own enquiries to the local billing authority.

Terms

The premises are available to rent on FRI terms on the following basis:

Retail Unit - £22,500 per annum excl.

Office Accommodation - £20,000 per annum excl

EPC

The premises has an EPC rating of:

D-88

A Full EPC is available on request.

Planning

The ground floor retail element currently benefits from A2 consent.

Viewing and Further Information

Further information is available by contacting the sole agents:

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