

**TO LET**

**RETAIL**



**156-158 SHOREHAM STREET,  
SHEFFIELD,  
SOUTH YORKSHIRE S1 4SQ**

**Retail Warehouse Unit  
830.56 SQ M (8,940 SQ FT)  
Prominent Roadside Position to Fringe of City Centre  
For Assignment / Sub-Let Available**

**Edward  
Symmons**

**0113 245 8454**

**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



MAY 2009



### LOCATION

The property is situated on Shoreham Street (A61) to the fringe of Sheffield city centre just off St Mary's Gate (A61) Sheffield inner ring road, close to Bramhall Lane.

The surrounding area is of a mixed use with occupiers including Geoff Hall Carpets, Brandon Tool Hire, Sainsburys Local, Hertz Car Hire, BBC Radio Sheffield and new residential student accommodation all in close proximity. Sheffield Train Station is situated under 500 metres away.

### DESCRIPTION

The subject property provides a retail unit of part steel frame construction and part traditional solid brick construction under a mixture of flat and pitched roofs. Internally, the property provides a retail showroom, customer WC and washroom facilities, as well as staff facilities arranged over ground and first floors.

Access to the property is gained via the car park off Shoreham Street or to the rear via a rear manually-operated roller shutter loading door. The front elevation of the property facing Shoreham Street has the benefit of full height glazing equipped with overhead roller shutter security shutters. Internally, the property has a minimum eaves height of 2.8 metres and a maximum working height of 4.59 metres.

### FLOOR AREA

The property has been measured on a Gross Internal Area basis as follows:

	SQ M	SQ FT
Ground Floor:	761.19	8,193
First Floor:	69.37	747
<b>Total G.I.A:</b>	<b>830.56</b>	<b>8,940</b>

### BUSINESS RATES

The property has been assessed (2005 assessment) to have a Rateable Value of £44,000.

### USE

The property has planning consent for non food retail use within Classes A1 of the Town & Country Planning (Use Classes) Order 1987. Further enquiries should be directed to Sheffield City Council Planning Department on 0114 272 6444.

### TENURE

The property is available leasehold by way of an assignment or sub-let of the existing 10 year full repairing and insuring lease which commenced on 20 May 2004.

Rental details available upon application.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon application.

### VAT

All figures are exclusive of VAT which maybe applicable.

### FURTHER INFORMATION

For further information or to arrange an appointment to view the property internally please contact Jonathan Aspinall on:

Tel: 0113 245 8454

Email: [jonathan.aspinall@edwardsymmons.com](mailto:jonathan.aspinall@edwardsymmons.com)

**8 St Paul's Street, Leeds LS1 2LE**

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

