

SHEFFIELD S1 2AN

YORK STREET UNIT, 11/15 HIGH STREET

**Fitted Medical Clinic with
Alternative Use Potential
e.g. Restaurant, Salon, Office**

LOCATION

Just off High Street, York Street is a link between the professional quarter around Campo Lane, the 150 space NCP car park and the retail core.

A development of 250 luxury student flats is under construction adjacent, aural specialists **Hidden Hearing** are opposite whilst high street traders **Sainsbury's**, **HMV**, **McDonalds**, **Sports Direct** are a few yards away.

ACCOMMODATION

With a very extensive frontage visible from High Street, we are advised the premises offer the following approximate net areas:-

Ground Sales/Salon/Office/A3	1,191sqft	110.65sqm
Basement Clinic/Offices/Storage	2,334sqft	216.84sqm

The York Street unit can be combined with the High Street unit to create 3,145sqft at Ground plus 4,095sqft at Basement if required.

RENT

Offers in the region of £30,000 p.a.x. are invited.

LEASE

The property is available by way of a new FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.

PLANNING

Previously Class D1 (medical), we are of the opinion this Grade II Listed Building has scope for many other uses, subject to the relevant consents.

SERVICE CHARGE

The on-account estimated service charge is £4,183 per annum.



RATES

We are advised the property is assessed as follows:-

Rateable Value	£32,750.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£16,342.25
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available for inspection if required.

COSTS

Each party to bear their own costs incurred in this transaction.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:-

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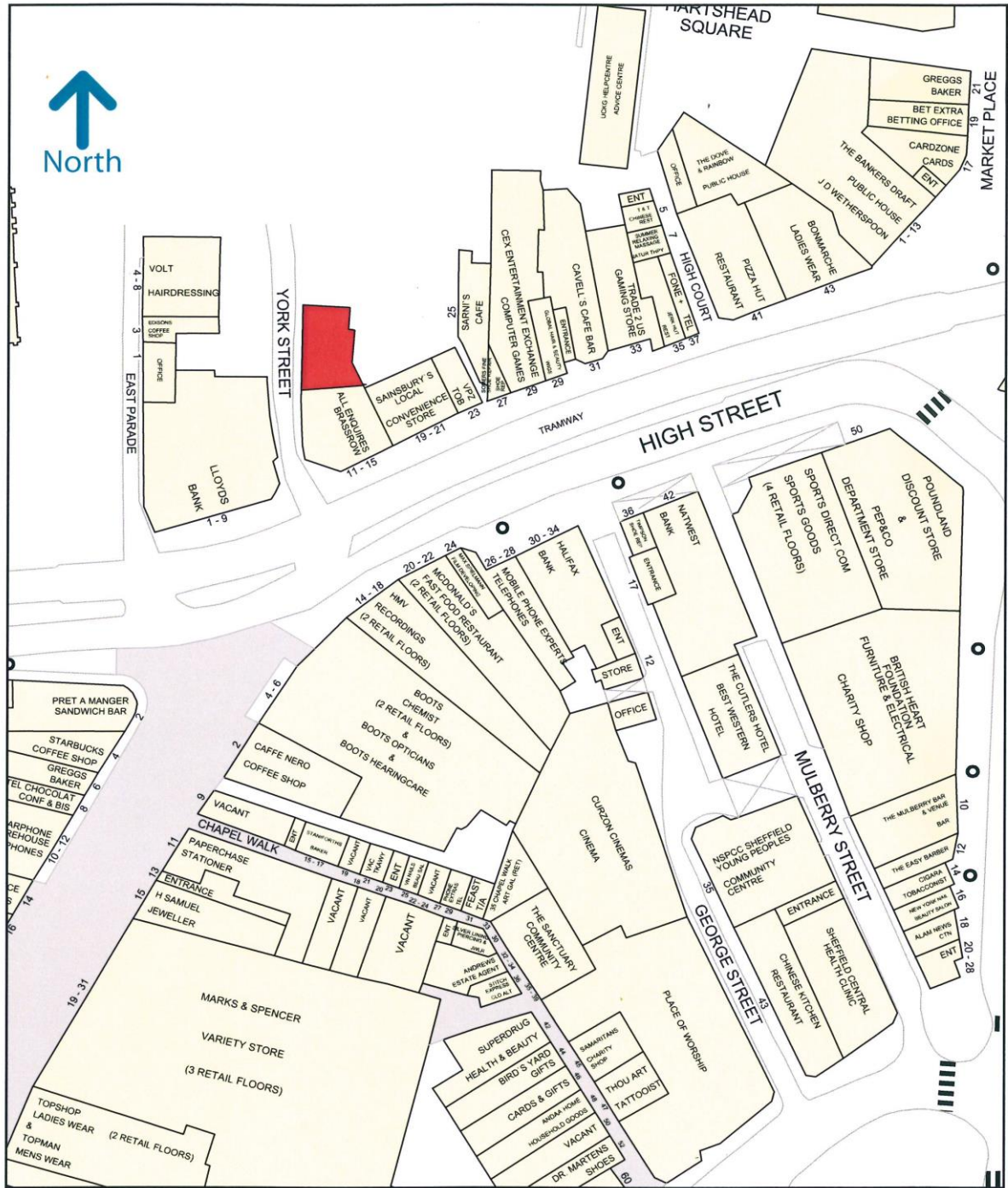
Or our joint agent Steve Henderson at Savills (0113 244 0100)

SUBJECT TO CONTRACT



Sheffield - Central

BRASSINGTON ROWAN
 0113 242 2622



50 metres

Experian Goad Plan Created: 13/02/2020
Created By: Brassington Rowan



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