

SHEFFIELD

45-47 High Street, Sheffield, S9 1EN

May suit alternative use - Subject to planning



Location

The property is situated in the heart of Sheffield city centre being close to the main office district, Sheffield Hallam's City Centre Campus and a range of public transport links.

Nearby occupiers include **Pizza Hut, Wetherspoons, Poundland, Sports Direct, Boots, CEX, McDonalds** and **Sainsbury's Local**.

Accommodation

The property is arranged over ground, basement and first and floors providing the following approximate net internal floor areas:

Ground Floor:	2,494 sq ft	231.7 sq m
First Floor:	2,393 sq ft	222.3 sq m
Basement:	3,078 sq ft	285.9 sq m
Total:	7,965 sq ft	739.9 sq m

Rent

£90,000 pa

Rates

Rateable Value (2017): £107,000 pa

Rateable Payable (2020): £54,784 pa

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

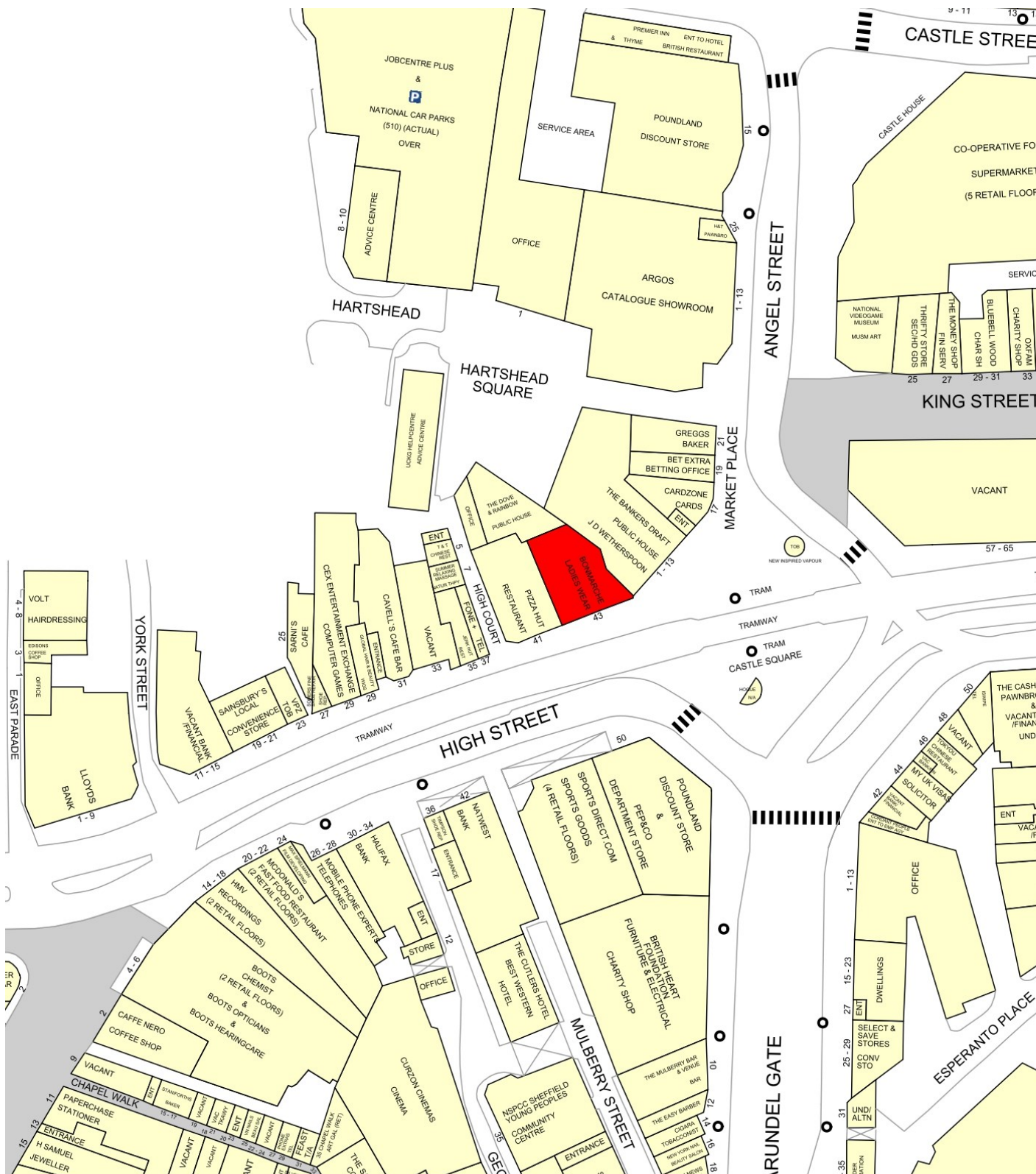
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VIEWING & FURTHER INFORMATION

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