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COMMERCIAL PROPERTY CONSULTANT

**CATHEDRAL COURT
CHURCH STREET
SHEFFIELD S1 2GN
GROUND FLOOR UNIT
TO LET
1875 SQ FT**



LOCATION

The premises which are located on the ground floor of Cathedral Court on Church Street are situated immediately adjacent to **Sheffield Blood Donor Centre** with other occupiers close by including **TK Maxx, La Botega, Up & Running, Graze and Haybrook Estate Agents.**

Additionally, the property is opposite the former Balance office development which is currently being converted into **173 apartments**

PLANNING

The premises are suitable for a variety of uses subject to planning.

ACCOMMODATION

The premises which are arranged on ground and first floors comprise the following approximate floor areas:-

Description

Ground Floor: Sales	1,875 sq ft	174.19 sq m
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The premises benefit for disabled WC facilities, staff kitchen and air conditioning.

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The premises are available by way of new effectively full repairing and insuring lease, length of lease negotiable, subject to upward only rent review at 5 yearly intervals.

RENT

Offers are invited in the region of £25,000 pax

RATES

Following sub-division from the upper floors the premises will fall to be re-rated. Interested parties should make their own enquiries with the Local Charging Authorities.

SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining, repairing and decorating the common parts. Further details are available on request.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

Paul Lancaster

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EPC

Available on request

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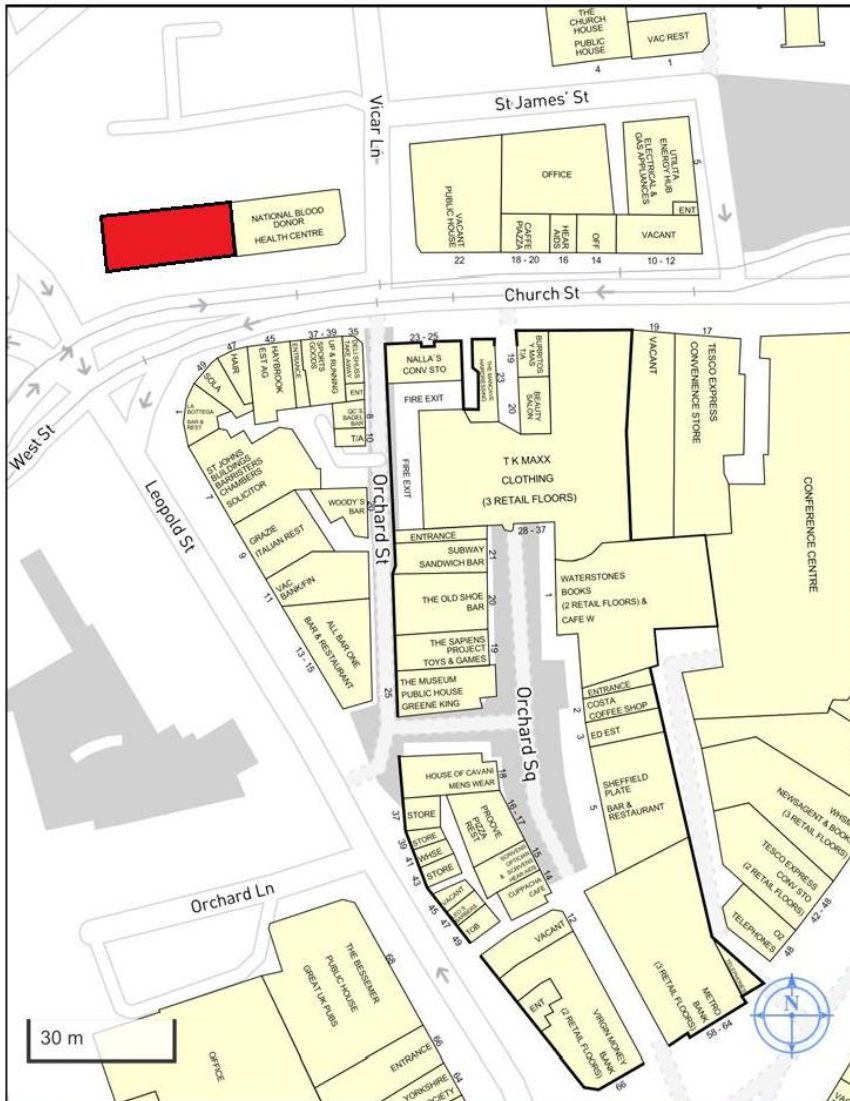
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LOCATION PLAN



Sheffield - Central (Master)

Modified: 05-Dec-25 / Surveyed: 18-Feb-25



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