

6 ARUNDEL GATE SHEFIELD

S1 2PP

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brasierfreeth.com

Large Retail Unit - To Let

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Retail Opportunity
TO LET

LOCATION

The premises are located on Arundel Gate immediately adjacent to Poundland and in close proximity to LIDL, Curzon Cinema, Odeon Cinema, The Crucible Theatre and the Lyceum Theatre.

Additionally, the property is almost opposite the main campus for Sheffield Hallam University.

PLANNING

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

ACCOMMODATION

The premises are arranged on basement and ground floor comprising the following approximate floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	533.72	5,745
Basement Storage	562.80	6,058
Basement Staff	13.56	146

The premises benefit from disabled WC facilities and staff kitchen in the basement. There is a rear loading bay and goods lift serving both floors.



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TERMS

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

RENT

Offers are invited in the region of £40,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £79,500.

For rates payable please refer to the Local Charging Authority, Sheffield City Council - 0114 203 9561.

SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining, repairing and decorating the common parts. The service charge for the current year is £12,265 excluding VAT.

LEGAL COSTS

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

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CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

