

HIGH STREET PROPERTY / CLASS A1  
113-115 Pinstone Street, Sheffield S1 2HL



**barkerproudlove**  
retail property consultants

**Rent: £125,000 PA**

**Area**

2,990 Sq ft / 278 Sq M

**LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

The premises occupy a prominent position on the corner of Pinstone Street and Charles Street. Pinstone Street forms a busy pedestrian link between the prime shopping of Fargate and the The Moor. Nearby traders include Superdrug, Card Factory, Skipton Building Society and Betfred.

The Moor has undergone a significant redevelopment and is home to Debenhams, the new Moor Markets, Primark, JD Sports, Gap and many more national multiples. Phase 3 is now on site with Next, H&M, River Island, New Look and Lane 7 all due to open.

Diagonally opposite the subject property is the Heart of the City II scheme including a 140,000 sq.ft office headquarters building now occupied by HSBC. International fashion brands Monki and Weekday opened on the ground floor late 2019.

**Rent:**

We are seeking offers in the region of £125,000 per annum exclusive.

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £144,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses and 51.2p for all other businesses.

**Service Charge:**

There is a service charge payable, details on request.

**EPC:**

Energy Performance Asset Rating - D

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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