



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Commercial Unit, 11 Leopold Street  
Sheffield  
S1 2GY



## Prominent City Centre Commercial/Retail Unit

765 - 1,655 Sq Ft (71.07 - 153.75 Sq M)

- Located on the Popular Leopold Street
- Self-contained Retail Unit
- Basement Storage and Meeting Space

# Prominent City Centre Commercial/Retail Unit

## 765 - 1,655 Sq Ft (71.07 - 153.75 Sq M)

### Location

Abbey House is situated at the very heart of Sheffield City Centre, adjacent to the main retail area, providing excellent amenities on your doorstep, including Leopold Square opposite. The property has excellent public transport links with bus routes nearby and the Sheffield Super Tram running adjacent. Sheffield Train Station is also within a short walk.

### Description

The property comprises a self-contained retail unit, consisting of ground floor retail space with substantial basement storage/welfare area. Access is via the shop frontage.

The space is predominantly open plan in layout, has suspended ceilings incorporating modern lighting and air conditioning. An internal staircase leads to the basement which is used for storage and W.C. facilities. The suite also has potential to install a mezzanine.

The property benefits from the following: -

- > Full glazed shop frontage
- > Basement storage/office accommodation
- > Kitchenette
- > LED Lighting

Suitable for a variety of uses, such as; hair salon, micro bar/restaurant, studio, pasta salad bar or similar.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	765	71.07
Basement	890	82.68
<b>TOTAL</b>	<b>1,655 SQ FT</b>	<b>153.75 SQ M</b>

### Terms

The unit is available on new lease terms to be agreed.

### VAT

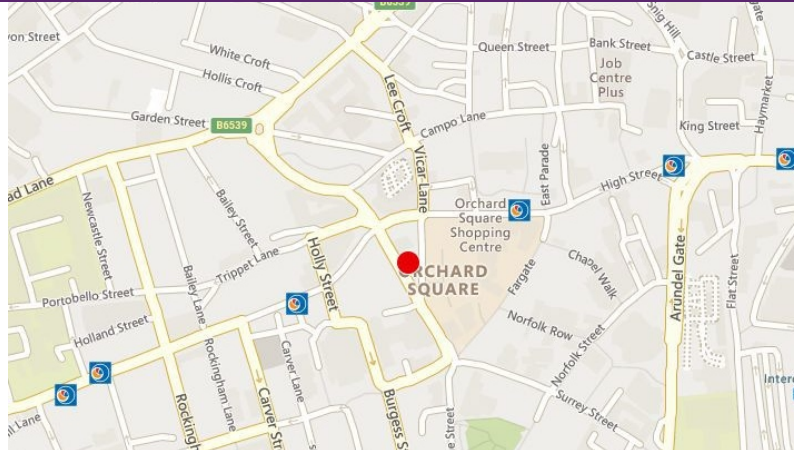
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The property is currently assessed as a single demise as "Shop and Premises" and has a 2023 rateable value of £12,500. The current rates payable is approximately £6,400.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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