



CITY CENTRE RETAIL PREMISES

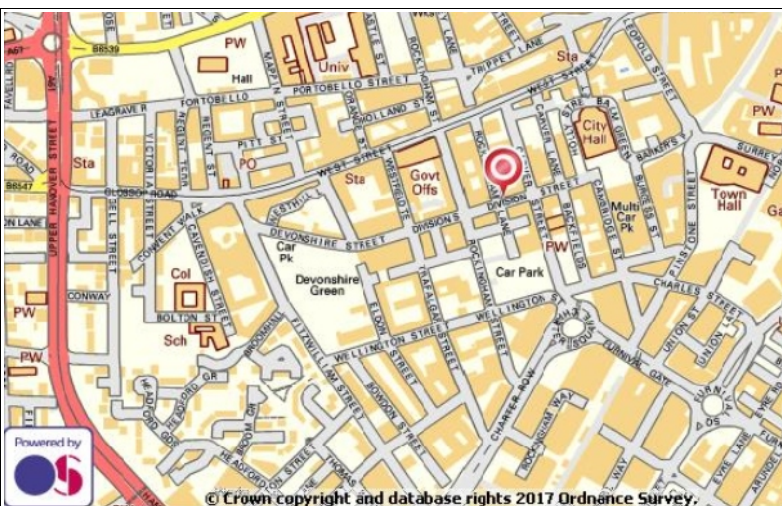
68 Division Street, Sheffield – S1 4GF

- Ground floor – 82.19 sq m (885 sq ft)
- Double fronted retail unit
- 1 Dedicated employee parking space to rear
- Within easy reach of public car parks and on street parking
- Extremely popular retail and leisure location

TO LET

LOCATION

The property is situated on Division Street, an extremely popular retail and leisure location within Sheffield City Centre. The area benefits from high footfall throughout the day and evening.



DESCRIPTION

The property comprises a spacious mainly open plan ground floor double fronted retail unit.

The property has the benefit of 1 employee car parking space to the rear.

ACCOMMODATION

Description	Area sq ft	Area sq m
Ground floor	885	82.19
Outside	1 car parking space to rear	

BUSINESS RATES

Rateable value of £28,000
Payable from April 2017 estimated at £13,440 per annum

LEASE TERMS / RENT

The property is available by way of an assignment of the existing lease at a passing rent of £31,000 per annum exclusive. The current lease expires May 2021.

LEGAL COSTS

Each party will be responsible for their own costs incurred in this transaction.

VIEWING/ENQUIRIES

Contact the sole agents:
Mark Jenkinson and son:
0114 276 0151
philip@markjenkinson.co.uk

Energy Performance Certificate Non-Domestic Building

HM Government

The Private Shop Ltd
68 Division Street
SHEFFIELD
S1 4GF

Certificate Reference Number:
0340-0736-6359-8602-5096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

75 This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 75
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 112.34
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
74 If typical of the existing stock

January 2017

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, part of an offer or contract. All descriptions, dimensions, references to condition, lease terms, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, as to the correctness of each of them. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.