Unit 11/12 Eldon Court

96/98 Devonshire Street, Sheffield, S3 7SF



TO LET

105.44 TO 211.53 SQ M
(1,134.95 TO 2,276.89 SQ FT)

£32,500 - £59,500 PER ANNUM

Prominent Corner Retail Unit within Devonshire Green Area of the City

- Prominent Corner Location
- Double Frontage
- Popular Student Location
- Rear Servicing

0114 282 3080
www.mjbcp.co.uk

Unit 11/12 Eldon Court

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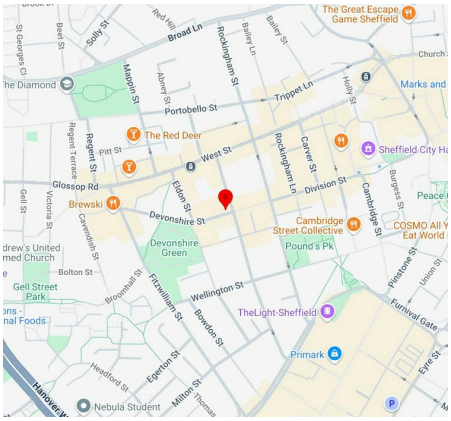

Summary

Available Size	105.44 to 211.53 sq m / 1,134.95 to 2,276.89 sq ft
Rent	£32,500 - £59,500 per annum
Rates Payable	£30,525 per annum Interested parties are advised to make their own enquires with the Local Rating Authority to verify this information and confirm the Rates Payable.
EPC	C (65)

Location

Eldon Court is situated in the heart of Sheffield's Devonshire Quarter, a popular shopping and leisure area known for its mix of specialist retailers, restaurants, and bars. The property is located within a modern, well-established retail parade that is home to occupiers including Taco Bell, BrewDog, Happy Lemon, and Subway.

Description

The property comprises a double fronted, ground floor corner retail unit with prominent frontage to Devonshire Street within close proximity to Devonshire Green. The property also has the benefit of rear servicing

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 11	1,134.95	105.44
Unit - 12	1,141.94	106.09
Total	**2,276.89**	**211.53**

Planning

The property currently benefits from Class E planning use which includes retail and cafe uses. Alternative uses may be considered subject to obtaining the necessary consents.

Terms

The property is available to let on a new lease on terms to be agreed at a quoting rent of £59,500 per annum exclusive of Business Rates, Service Charge and VAT.

Consideration would also be given to letting each unit individually at a rent of £32,500pax.

VAT

The property is not elected for VAT, therefore VAT is not applicable to the rent.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

For any further information and appointments to view the premises, please contact the joint agents



Matthew Barnsdale
07736 791146
mbarnsdale@mjbcp.co.uk

Anthony Jackson (Rawstron Johnson)
0113 450 7009
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50 metres

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