



Sheffield – Truro Court, 1 Mortimer Street S1 4RZ

Contact us on:
0161 431 0660

Location

An excellent opportunity for a variety of **high quality** uses in a central and very visible city centre location close to high density student accommodation, road side retail and offices.

Car Parking

The premises benefits from designated free parking directly opposite.

The Town

Sheffield is one of the UK's leading major city economies with a city population of over 560,000 and a global University reputation with over 70,000 full time students.

Accommodation

The premises is at ground floor offering A1 Retail accommodation. Alternative uses will be considered subject to planning.

Retail area: 1,471 sq ft (136.67 sq m)

Storage/staff area including refrigeration: 397 sq ft (36.89)

Total area: 1,868 sq ft (174 sq m)

There is potential to add an ATM.

Lease

The premises are available by way of new effectively full repairing and insuring lease for a term of 10 years. **A1, A3 and A5 use available subject to planning.**

Rent: £25,000 per annum

Rent Review: Upwards only to Open Market Rental Value on the 5th anniversary of the lease

Energy Performance Certificate

Available on request.

Rent & Review

Upward only 5th anniversary.

Business Rates

The Rateable value is £20,750

Viewing

Strictly by arrangement via sole agents Hynes Illingworth:

Attn: Matt Illingworth

Mobile: 07826 551 505

Email: matt@hynesillingworth.com

Legal Costs

Each party yo meet their own legal costs

Location Map



Hynes Illingworth
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

0161 431 0660
info@hynesillingworth.com
hynesillingworth.com