



2 Portobello Street, Portobello Point, Sheffield
S1 4AA

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Agreement

To Let



Detail

Retail



Rent

£15,250 pax



Size

94.4 sq m (1,016 sq ft)



Location

Sheffield, S1 4AA



Property ID

751.1239647

For Viewing & All Other Enquiries Please Contact:

Paul Oddy

Director

T: 0114 244 9121

M: 07855 463945

E: paul.oddy@eddisons.com

Property

The property comprises of a ground floor open plan retail unit incorporating WC to the rear.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Retail	94.4	1,016
WC	-	-
Total NIA	94.4	1,016

Energy Performance Certificate

Rating: C(64)

Tenure

The property is available **To Let** by way of a minimum 3 year lease term on an internal repairing and insuring basis.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Electricity and Building's Insurance are recharged by the landlord on a pro rata basis.

Town & Country Planning

We understand that the property has consent for uses falling within Sui Generis (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020) for drinking establishment use.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Not currently listed for business rates purposes.

Rent

£15,250 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

Legal Costs

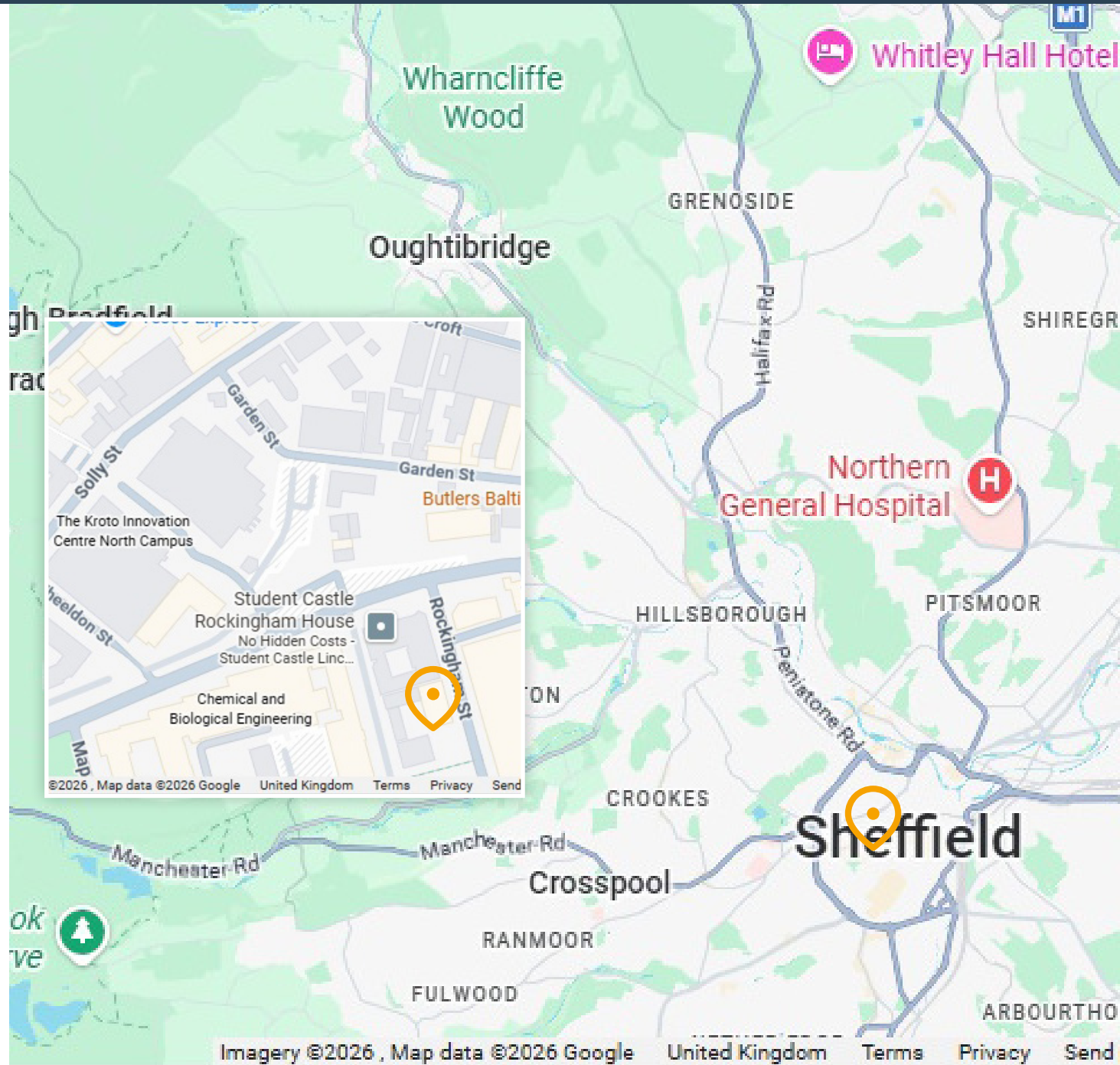
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located on the south side of Portobello Street at its junction with Trippett Lane. The premises comprise part of the ground floor only of the recently completed Portobello Point Residential Development and are approximately 1/4 mile east of Sheffield University and 1/4 mile west Sheffield Midland Railway Station.





Google Maps



