



TO LET – KIOSK

SHEFFIELD Station S1 2BP

E M R

Location:

Sheffield station is located a few minutes walk away from the city centre and Sheffield Hallam University. The station adjoins the tram route and provides commuters with access to London St. Pancras, Leeds, Nottingham, Manchester Piccadilly and Birmingham New Street.

**8.7m +
Annual Footfall***

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

This space for a kiosk commands attention, being visible from the main concourse and sited at the point of access leading to the overbridge and platforms. Ideally suited to grab and go food operator or retailer that can operate without reliance on mains water and drainage.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The unit is a self-contained kiosk with roller shutter. The kiosk is available to let as existing or alternatively there is the option for the incoming tenant to install their own kiosk. There is power supply but currently no water or drainage is connected.

Unit Size: to be agreed.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

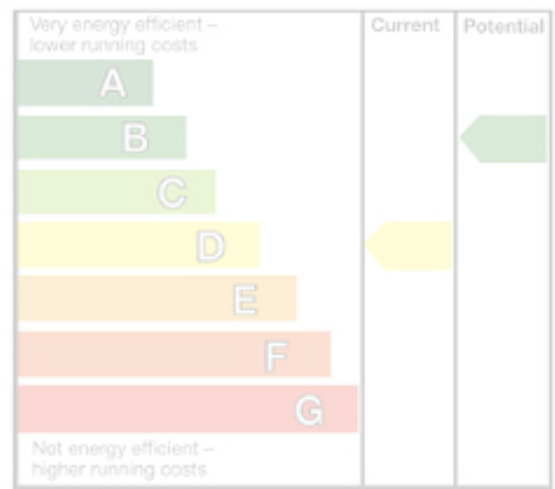
Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees

EPC: N/A

Awaiting Survey



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