



## TO LET – RETAIL UNIT

### **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\***

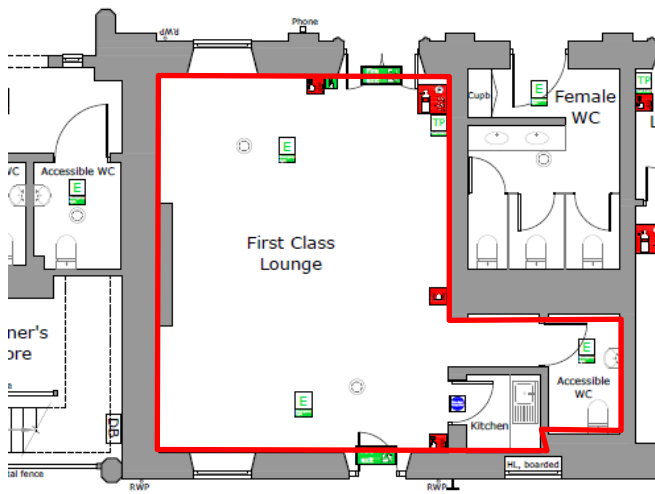
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

#### **Description:**

This exciting opportunity offers fresh potential to broaden the existing limited retail on Platform 2 - 5. The unit is well sited with dual access. The unit will be available from early 2024.



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



**Property:**

Formerly the first class lounge the unit forms part of the station building on Platform 2- 5. The unit comprises sales area, washroom and separate space for kitchen or storage.

**Unit Size:** 41.8 sq.m. 450 sq.ft.

**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**

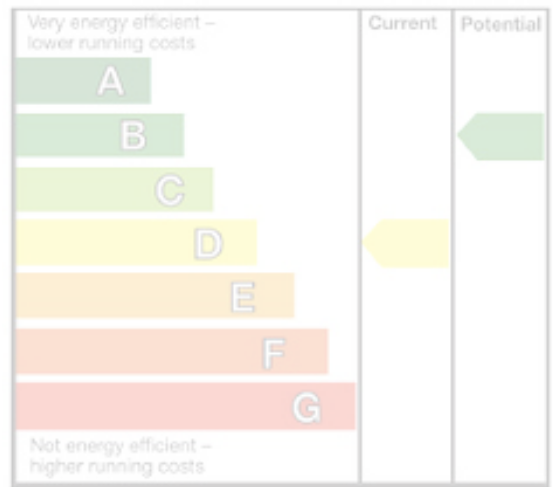
Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

**Costs:**

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

**EPC:**

Awaiting Survey



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