



SUBSTANTIAL RETAIL UNIT SUITABLE FOR A VARIETY OF USES

19-21 The Wicker, Sheffield S3 8JQ

- 2,747 sq ft (255 sq m) approx
- Full planning consent for use as a Hot Food Takeaway (Use Class A5)
- Close to Sheffield City Centre
- Good communication links
- Popular food area

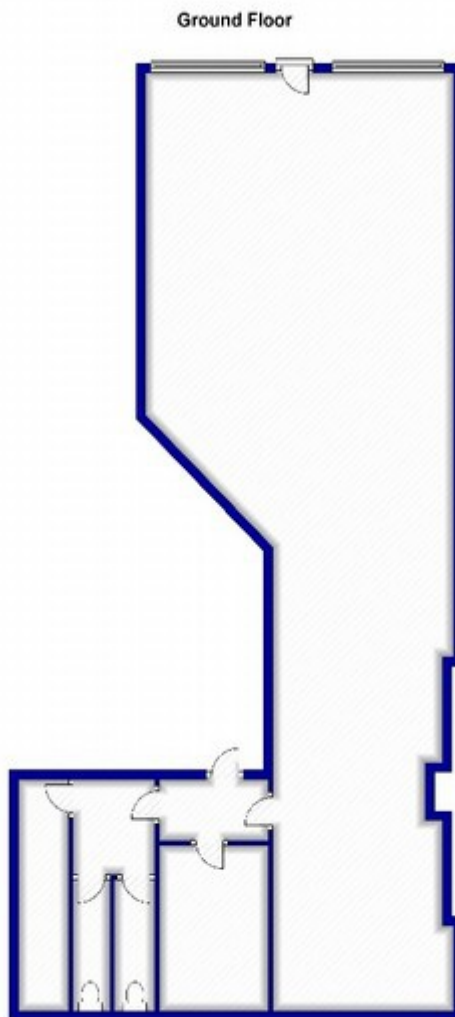
TO LET

ADDRESS: 19-21 The Wicker, Sheffield, S3 8JQ

LOCATION

The property is located on the fringe of Sheffield city centre in popular area for restaurants and other trades. It has good communication links both by road and public transport.

The Wicker has undergone a major transformation in the last few years which has made it a destination area. It is within walking distance of the city centre, major office occupiers and businesses.



DESCRIPTION

This is an increasingly rare opportunity to purchase a prominent property on The Wicker, having consent for A5 (Food Takeaway Use)

The area is a popular food destination having other such users nearby.

ACCOMMODATION

This is laid out over two floors:-

	AREA (sq ft)	AREA (sq m)
Basement	1469	137
Ground Floor (Shop Unit)	1278	118
TOTAL	2747	255

Measurements are approximate.

There is access at the rear of the property for deliveries and possible parking.

RATEABLE VALUE

Shop and Premises £19,000 per annum

LEASE

The property is immediately available to let by way of a new lease on terms to be agreed.

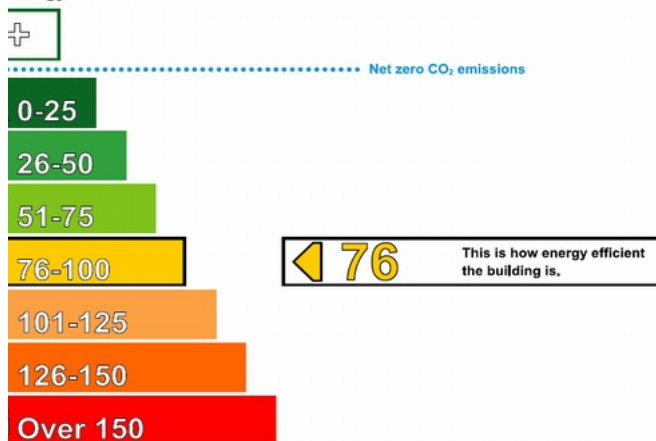
ASKING PRICE

Asking Rent of £19,000 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

energy efficient



VIEWING/ENQUIRIES

Arrangements to view are to be made strictly through the sole agents. **Mark Jenkinson and son - T: 0114 276 0151**
Mohammed Mahroof E: mahroof@markjenkinson.co.uk

July 2017

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, part of an offer or contract. All descriptions, dimensions, references to condition, lease terms, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, as to the correctness of each of them. 3.

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