

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## CITY CENTRE BUILDING

43-45 West Street, Sheffield – S1 4EQ

- 639 sq ft (59.38 sq m) over 3 floors plus basement
- Attractive quirky building
- Providing 2 rooms at each level plus basement
- Central staircase with access to rooms at either side
- Situated to the rear of the City Hall opposite a large student development (284 beds) currently under construction

**TO LET/MAY SELL**

**LOCATION**

The premises are situated on West Street to rear of the City Hall just along from the West Street entrance of Leopold Square. Opposite the building is a building under construction which will provide 284 student bed spaces.



**DESCRIPTION AND ACCOMMODATION**

The property comprises a unique mixed retail/office building. Which has 3 floors, providing six rooms plus landings and basement cellars.

The premises would be suitable for a variety of uses subject to consent.

There is a WC and separate shower room at second floor level. Net internal areas are below.

FLOOR	AREA (SQ. M)	AREA (SQ. FT)
GROUND	21.94	236
FIRST	21.99	237
SECOND	15.45	166
BASEMENT	CELLARS	

**BUSINESS RATES**

The rooms within the premises are all rated individually ranging from £820-£2,750. All well within the £0 payable amount for small businesses.

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**RENT/PRICE**

We are seeking offers from potential tenants and purchasers. Rental will vary depending on the fit out by the landlord or tenant.

Offers for the freehold premises will be given consideration.



**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

VAT is not applicable. Each party are to be responsible for their own costs.

**ENERGY PERFORMANCE**

An energy assessment has been carried out. Works are required to upgrade before a lease to a tenant can be completed. The landlord will carry out the works required to upgrade in line with the successful tenants fit out before a lease is completed.

**VIEWING ARRANGEMENTS**

For further information please contact the agents – Mark Jenkinson and son  
 Surveyor acting: Philip Dorman MRICS  
 Tel: 0114 276 0151  
 Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – December 2018**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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