

# On the Instruction of Lloyds Banking Group

## LEASEHOLD AVAILABLE

## SUITABLE FOR RESTAURANT USE

### SHEFFIELD, 51-55 Surrey Street, S1 1XX



#### Location

The property is situated in Sheffield City Centre, close to the prime retail pitch, Fargate. The immediate vicinity is principally occupied by offices, bars and restaurants. Surrey Street acts as one of the main thoroughfares between the City Centre and Sheffield Train Station. Occupiers nearby include Starbucks, The Head of Steam, The Brown Bear, Ego Restaurant and Wicker Herbal Stores.

#### Description

The property is arranged over ground, basement, first and second floors.

#### Key Features

- Prominent Corner
- Attractive Building
- Suitable for A3, subject to planning

#### Viewing

By appointment via this office:

##### Kieran Leay

t: +44 20 7182 2760

e: [kieran.leay@cbre.com](mailto:kieran.leay@cbre.com)

##### Ross Jackson

t: +44 16 1233 5492

e: [ross.jackson@cbre.com](mailto:ross.jackson@cbre.com)

#### CBRE Limited

Henrietta House  
Henrietta Pl  
Marylebone  
London W1G 0NB

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

Date of Issue 24-10-2018

#### Accommodation

Ground Floor	330.17 sq.m	3,554 sq.ft
First Floor	233.56 sq.m	2,514 sq.ft
Second Floor	232.81 sq.m	2,506 sq.ft
Basement	252.32 sq.m	2,716 sq.ft
Total Floor Area	1,048.87 sq.m	11,290 sq.ft

#### Lease

A Full Repairing and Insuring lease expiring on 21<sup>st</sup> July 2025.

#### Passing Rent

**£145,000** per annum exclusive.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £126,000. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

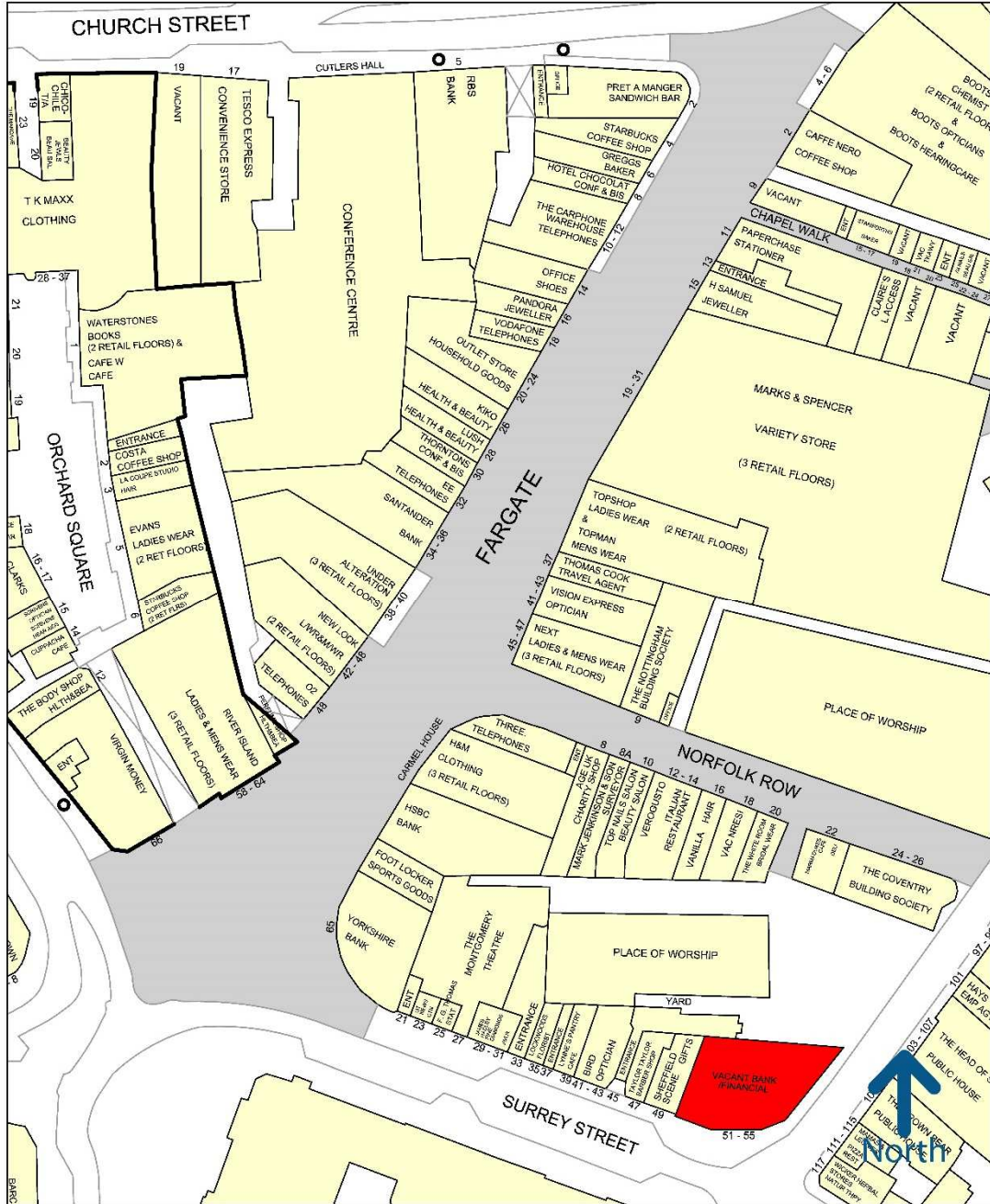
Available upon request.

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Not to scale.  
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