



24, 26 & 28 Snig Hill, Sheffield

Sheffield, S3 8NB

Property Type	Retail, Leisure, Other
Tenure	To Let
Size	418 to 2,009 sq ft (186.64 sq m)
Rent	From £9,500 per annum
EPC Rating	This property has been graded as C (61)

Available as a merged unit or three single units

Key Points

- > Located within Sheffield city centre
- > Three units which could be combined (2,009 sq ft) or occupied as single units from 418 sq ft.
- > Versatile space which could be suitable for a variety of uses (STP)

Location

The premises is located on Snig Hill within Sheffield city centre. The property is within a parade of independent retailers that make up the Corporation Building. The building is located close to Snig Hill Police Station. The surrounding area is comprised of a mix of office, retail and residential occupiers.

The location benefits from good transport links with numerous bus stops close by, Sheffield train station is approximately just over 0.5 miles away and a tram stop 0.25 miles away.

Description

The available accommodation consists of three units within the Corporation Building. The Corporation Building comprises of a 5 storey mixed use building, including 6 x retail units to the ground floor and apartments to the upper floors.

24, 26 and 28 Snig Hill are available to let as individual units. 24 - 26 Snig Hill are currently interlinked although could be occupied independently or combined with 28 Snig Hill to create a larger merged unit. If the units were split as three units, 24 Snig Hill would include basement storage.

The internal accommodation benefits from a glazed frontage, plastered / painted walls and ceilings, and spot lights.

Accommodation

Approximate Net Internal floor areas (NIA):

	Sq m	Sq ft
24 Snig Hill		
Ground Floor		
Sales Area	38.84	418
Basement Stores	64.98	699
26 Snig Hill		
Sales Area	43.87	472
28 Snig Hill		
Front Sales Area	23.48	253
Strong room	7.05	76
Rear Store	8.5	91

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 24-26, Snig Hill, Sheffield, S3 8NB

Description: Cafe and art gallery

Rateable Value: £19,250

The premises if split will have to be reassessed for rates purposes.

Address: 28, Snig Hill, Sheffield, S3 8NB

Description: Hairdressing salon and premises

Rateable Value: £7,400

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

24-26 Snig Hill benefits from an existing use as an art gallery with ancillary sales and cafe use (Planning reference: 11/03680/CHU).

28 Snig Hill has an established A1 Retail Use. Alternative uses may

be possible and interested parties are advised to contact Sheffield Planning department for more details.

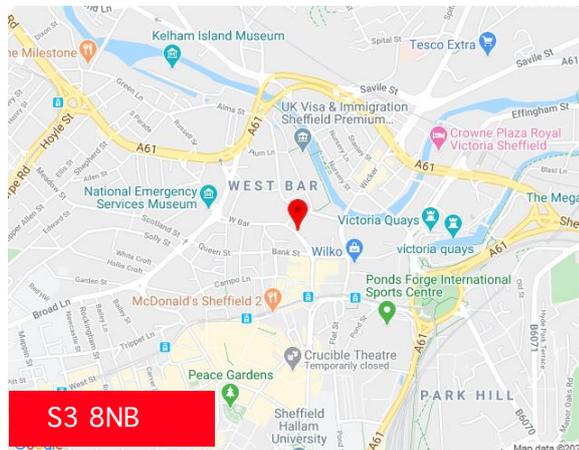
Lease Terms / Rent

The properties are available on a new lease at the following rents:

24 Snig Hill: £11,500 pa

26 Snig Hill: £10,000 pa

28 Snig Hill: £9,500 pa



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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The Property Ombudsman

