

High Court Chambers
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EXCELLENTLY LOCATED GYM and RESTAURANT OPPORTUNITY 51-65 HIGH STREET, SHEFFIELD S1 1QD

The Location

The property comprises the former Primark on High Street which is immediately adjacent to the Castle Square tram stop and faces the newly refurbished former Head Post Office on Fitzalan Square which now houses the Sheffield Hallam University Arts and Crafts Faculty. Major upgrading public space improvements are due to commence in Fitzalan Square in early 2017

This extremely prominent building is in a good retail location as can be seen from the attached site plan being very close to Argos, Sports Direct, Poundland, Pizza Hut, KFC etc. It is also not only adjacent to the main Sheffield Hallam University Campus but is also in the main Hotel and Theatre district of the city with excellent communications by road, rail and tram and ideally placed to benefit from the expanding visitor economy.

The upper floors of the building have been pre-sold to **Easyhotels** for a 131 bed hotel which is expected to open in early 2018. Other hotels groups represented nearby include Premier Inn, Jury's Inn, Mercure, Holiday Inn Express, Novotel, Best Western and Ibis.

Castlegate

The property lies on the southern extremity of the Castlegate area which is the subject of a recently updated City Centre Masterplan which envisages major refurbishment for leisure and residential as well as commercial centred around the proposed Makers Hub for the former Co-op premises in Castle House to the rear. Further information can be provided of these proposals which will undoubtedly have a highly beneficial effect on this part of Sheffield City Centre

Accommodation

The refurbishment of the main building at 59-65 High Street will commence in March 2017 with the gym and retail/restaurant space being ready for occupation in July 2017. The accommodation available will be as follows:

Basement Gym with access facing Castle Square

- Basement 8,353 square feet (776 sq m)

Ground, Upper Ground and First Floors which can be split to suit specific requirements

- Ground 6,674 square feet (620 sq m)
- Upper Ground 8,719 square feet (810 sq m)
- First Floor 2,766 square feet (257 sq m)

Rental and Lease Terms

Leases of 15 years on effective full repairing terms are being offered subject to contract as follows:

- Gym £73,000 per annum exclusive plus VAT
- Restaurants/Retail Rents upon application dependent upon space required.

Plans and Specification

The accommodation will be handed over in standard developers shell specification- further information upon request. Plans of the elevation and proposed layouts are attached.

Legal Costs

Each party to be responsible for their own legal costs

Further information and viewings

An EPC can be provided upon request

To be arranged via Robert Lane, Lane Walker 07771855325

Details prepared January 2017

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