

www.lanewalker.co.uk

Telephone 0114 275 3260

Watsons Chambers, 5-15 Market Place, Castle Square, Sheffield S1 2GH

**Lane
Walker**

Chartered Surveyors
Commercial Property Consultants

TO LET

LARGE SHOP/RESTAURANT

23 WICKER, SHEFFIELD, S3 8HT



LOCATION

The premises are situated in a busy location on the Wicker to the immediate North of Sheffield City Centre. It is easily accessible by public transport with a bus stop located outside. The Wicker is a strong restaurant and retail area close to the thriving Riverside Exchange office and residential development. A number of Sheffield's prime office buildings are also in the immediate vicinity.

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

www.lanewalker.co.uk

Telephone 0114 275 3260

Watsons Chambers, 5-15 Market Place, Castle Square, Sheffield S1 2GH



ACCOMMODATION

The unit comprises premises arranged over ground floor. The unit comprises the following approximate floor areas:

	SQ FT	SQ M
Ground Floor	4,542	422

The premises are in shell condition ready for a prospective tenants fit out.

LEASE TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed with upward only 5 yearly rent reviews at a commencing rental of **£50,000 per annum** exclusive of rates and VAT.

RATEABLE VALUE

Prospective tenants are advised to make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred as a result of this transaction.

EPC

Available on request.

VIEWING

All arrangements are to be made strictly through the sole agents:

Robert Lane
Lane Walker
0114 275 3260
robert@lanewalker.co.uk

SUBJECT TO CONTRACT

Details revised June 2014

Lane Walker Property Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:
Misrepresentation Act 1967: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Lane Walker Property Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the accuracy of the information contained in these particulars and the suitability of the property. No employee of Lane Walker Property Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. **Finance Act 1989:** Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

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