

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

ALL-INCLUSIVE RETAIL UNITS TO LET ON FLEXIBLE TERMS

**The Forum, 127-129 Devonshire Street, Devonshire Quarter,
Sheffield, S3 7SB**



LOCATION

The units occupy a prime position within The Forum Shopping Centre, which comprises a modern parade of retail units in the heart of Sheffield's Devonshire Quarter which as an area has the highest density of independent shops in Sheffield. Occupiers within the immediate vicinity include ARK Clothing, Pizza Express, Greggs, Subway and Savills Hairdressers.

The Forum Shopping Centre is 500 meters away from The University of Sheffield's main campus which has over 20,000 students and is also within walking distance of Sheffield Hallam University. The units are situated adjacent to Sheffield's largest and busiest cafe bar and restaurant, the Forum, which this year celebrated its 20 year anniversary. It has over 10,000 customers per week.

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

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ACCOMMODATION

Unit	SQ FT	SQ M
Unit 18	SQ FT	SQ M
Ground Floor	592	55

RENTAL

The unit is available to let at an **all-inclusive** weekly rental which is as follows:

Unit 18: £300.00 per week (From 2nd November 2015)

All rents are inclusive of VAT, Business Rates, electricity, external building insurance, entry onto The Forum website and the tenant is included within The Forum marketing. There are no additional service charge costs.

A deposit of 8 weeks is required which will be returned at the end of the term on the condition that the tenant has been in possession of the unit for a minimum of 8 months.

TERM

The units will be available to let for a term of 3 years. Any prospective tenant is able to break from their lease any time after 6 months (giving 2 months prior written notice).

LEGAL COSTS

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

VIEWING

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

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

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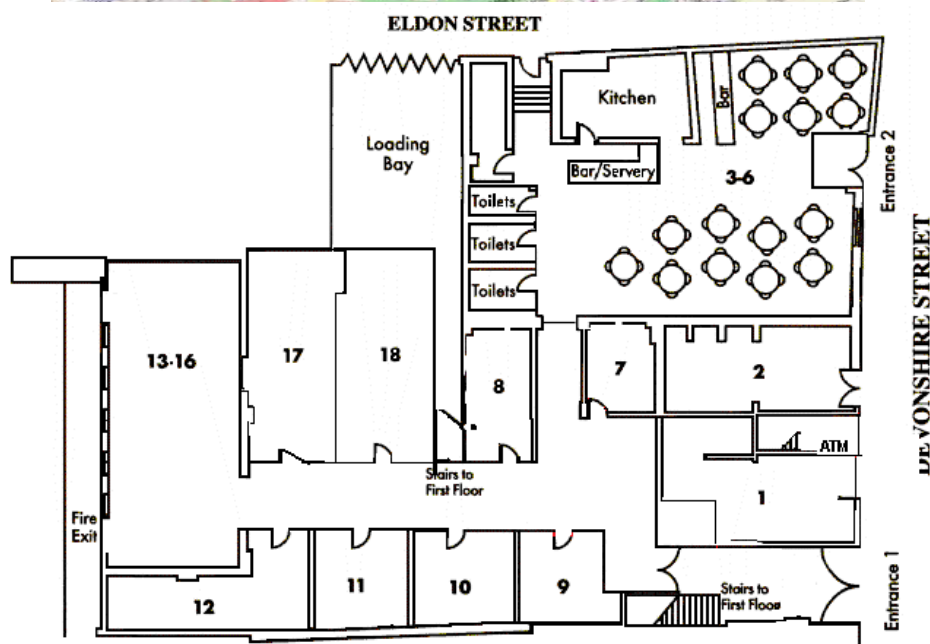
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LOCATION AND LAYOUT PLANS



SUBJECT TO CONTRACT

Details revised September 2015

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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