

UNIT 1, 10 BLONK  
STREET  
SHEFFIELD  
S3 8BH

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PRIME E CLASS  
UNIT IN  
SHEFFIELD CITY  
CENTRE

**TO LET**

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- 2,497 Sq Ft (232 Sq M)
- Modern City Centre Premises
- Prime E Class Unit
- Suit Retail / Food Retail / Office







## DESCRIPTION

**Open-plan retail space in Sheffield City Centre – suitable for a range of uses including bar, restaurant, retail, and more.**

- Brand new E-class retail unit
- Suitable for a wide variety of uses: general retail, food retail, medical, veterinary, beauty, wellness, and more
- Open-plan layout allowing flexible configuration
- Opportunity to influence and customise the final shop fit-out/design
- Concrete floor ready for final floor coverings
- Attractive aluminium-framed, double-glazed shop frontage offering excellent visibility
- Rear access leading directly to the underground car park
- Strong footfall area in a sought-after City Centre location
- Located near major transport links and amenities
- High ceilings providing a light, modern, and spacious feel



## LOCATION

The iquarter is positioned to take advantage of all that Sheffield has to offer. Central to the riverside business district, the city centre is only a few minutes walk.

Sheffield is rated as the UK's fourth largest city with a population of over 530,000. Its 2 established universities, with a student population in excess of 45,000, offer business new well-trained workforce in a city that is fast becoming renowned for innovation, specialising in the medical, engineering and sport sectors.



**SAT NAV: S3 8BH**



**GUIDES.QUIET.LACE**



## ACCOMMODATION

The unit extends to a Gross Internal Area OF:

Unit 1	Sq M	GIA Sq Ft
Ground Floor	232	2,497

Please note there is also a 2,368 SQ Ft premises available next door.

## ASKING RENT

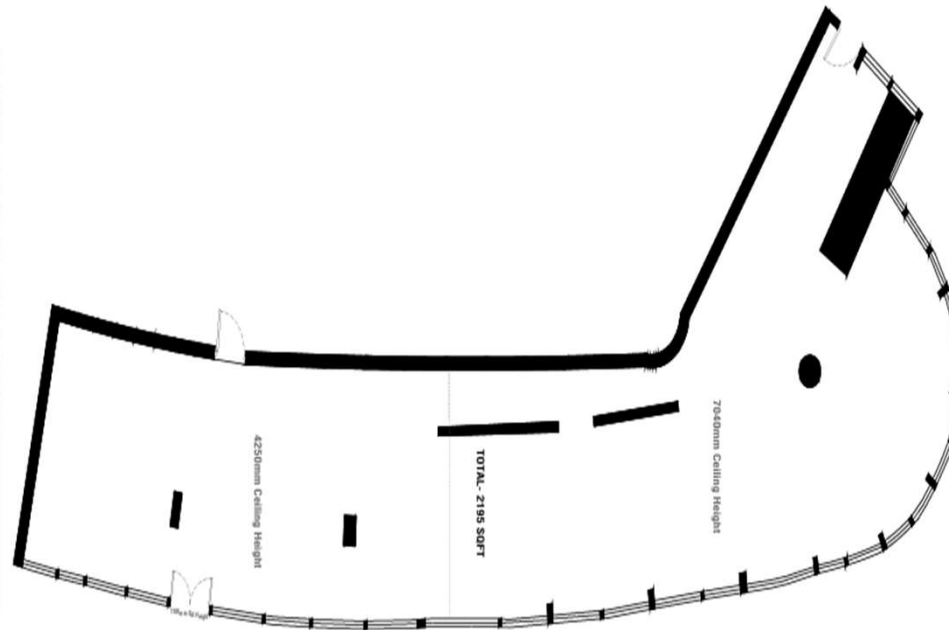
Quoting £20 psf on terms to be agreed however 5 years plus is preferred

## LEASE TERMS

The property is available to lease on FRI terms to be agreed.

## BUSINESS RATES

Not yet assessed. Please contact the VOA.



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: TBC

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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