



TO LET - PRIME RETAIL UNIT

Approx 1,042 sq.ft (96.79 sq.m)

12 MATILDA STREET
SHEFFIELD
S1 4QD

- Prime GF & FF Retail Unit
- Close To The Moor Shopping Centre
- Guide Rental: £15,000 per annum
- Suitable For a Variety Of Uses
- Incentives Available

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Prime Retail Corner Unit, Shadows Of The Moor Shopping Centre.....

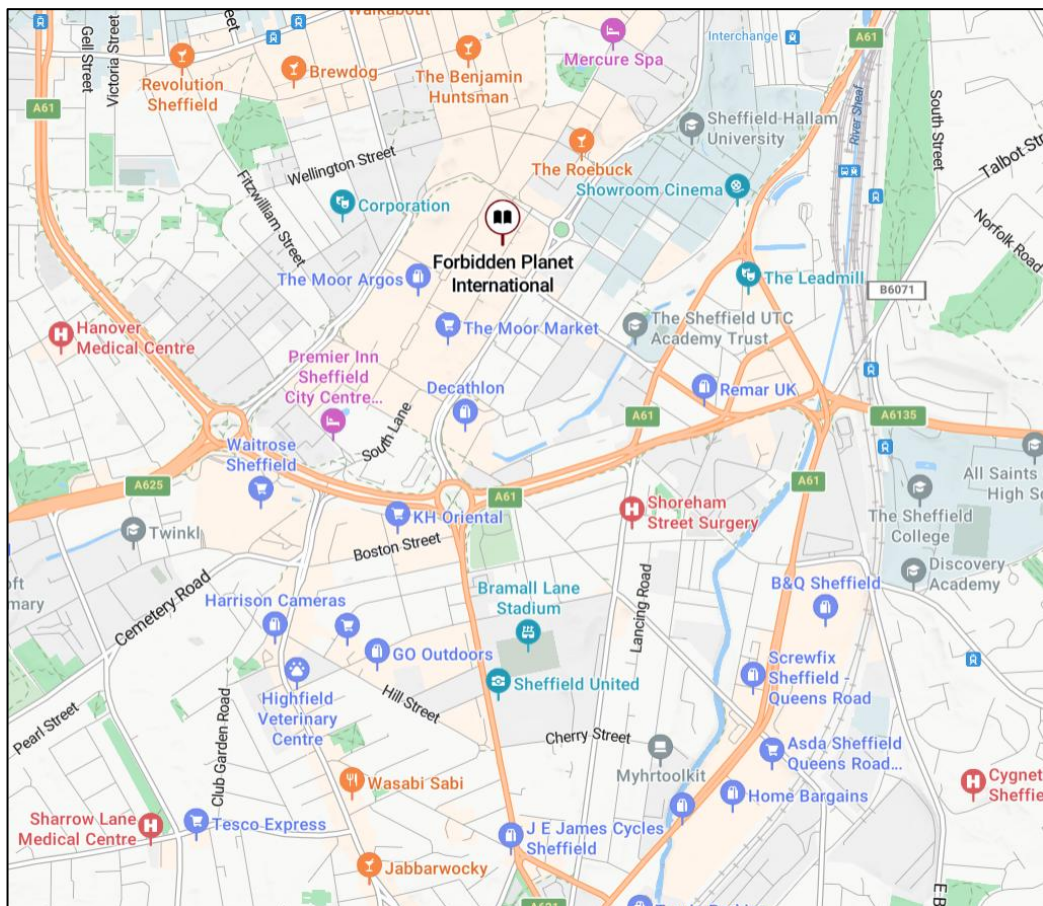
Ground and first floor retail unit in central Sheffield suitable for a variety of users in an area with high footfall and countless national occupiers being next to The Moor Shopping Centre.

The corner unit forms part of a fully let parade with good dual frontage. The unit benefits from shutters at ground floor level with rear access into a secure, shared delivery / refuge enclosure.

The unit is also located close to all public transport links and numerous short and long stay car parks.

Sheffield is a major city within South Yorkshire in the North of England. It boasts great road and rail links nationally and has an approximate population in excess of 750,000. Sheffield also benefits from the Supertram which has 50 stops throughout the city.

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PLANNING

We recommend interested parties make their own enquiries with the local authority – 0114 203 9183 / planningapps@sheffield.gov.uk

BUSINESS RATES - 2023 LIST

Shop & Premises £13,500

Current UBR is 0.499 which gives rates payable before Retail, Hospitality & Leisure Relief (40% off) and SBRR (if applicable at 50% off) of approx. £6,736.50

EPC

The property has a current EPC rating of E102

TERMS

The unit is available on a new effective FRI lease for a term of years to be negotiated at a rental of £15,000 per annum.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared August 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.