

020 7491 0999

Douglas Stevens

Chartered Surveyors



## SHEFFIELD

Unit 43-44, West Mall

Crystal Peaks Shopping Centre,

Double Fronted Shop Unit

Subject to obtaining vacant possession

### Location

Crystal Peaks is a major regional shopping destination 7 miles south east of Sheffield City Centre with an annual footfall of approx. 13 million. The 635,000 sq ft centre is anchored by a 90,000 sq ft Sainsbury's and 56,000 sq ft Marks & Spencer, other key retailers include Next, Wilkinson, New Look and Peacocks. As a retail destination the centre is further strengthened by the adjacent Crystal Peaks and Drakehouse Retail Parks which together form one of Sheffield's main Retail Park clusters.

Road access is easy from both junctions 30 and 31 of the M1 motorway and the 2,000 parking spaces at the centre are free of charge. The centre also has its own bus station and supertram stops ensuring maximum connectivity to the local shopping population.

The unit is situated in the East Mall, adjacent to Boots Chemist and opposite Specsavers. Other nearby retailers include Wilkinsons, Poundland, Card Factory, Greggs and The Market.

### Accommodation

The premises are arranged over ground floor and first floor providing the following approximate floor areas.

Ground Floor Sales	5,666 sq ft	526.40 sq m
First Floor Storage	2,031 sq ft	188.70 sq m

### Lease

The premises are available by way of a new 10 year full repairing and insuring lease, subject to an upward only rent review at the end of the 5th year.

### Rent

£185,000 per annum exclusive.

### Service Charge/Insurance

The service charge payable for the current year is approximately £54,817.51 per annum exclusive plus insurance of £1,794.81 per annum.

### Rates

Rateable Value	£140,000
UBR	49.7p
Rates Payable (2016/2017)	£69,580

Interested parties are advised to make their own enquiries with Sheffield City Council on 0114 273 4338

### Energy Performance Certificate

A copy of the EPC can be made available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing and Further Information

Strictly by prior appointment:-

**Tom Welham**

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