

020 7491 0999

Douglas Stevens

Chartered Surveyors



SHEFFIELD

Unit 2A, East Mall
Crystal Peaks Shopping Centre
S20 7PN

RETAIL UNIT TO LET

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. 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 shopper population.

The unit is situated on West Mall opposite Lloyds Pharmacy with retailers close by including Card Factory, Boots, Poundland and Greggs.

Accommodation

Ground Floor 50.35 sq m 542 sq ft

Lease

The premises are available by way of a new 10 year Full Repairing and Insuring lease, subject to upward only rent reviews at the expiration of every fifth year.

Rent

£46,500 per annum exclusive.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

Service Charge

£3,732.17 per annum

Rates

Rateable Value	£30,750
Draft Rateable Value (2017)	£39,500
UBR (2016/2017)	£49.7p
Rates Payable (2016/2017)	£15,283 per annum

Energy Performance Certificate

The property has an EPC rating of C - 61. A copy of the energy performance certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing and Further Information

Strictly by prior appointment:-

Tom Welham

Douglas Stevens & Company

Telephone: 0207 514 8209

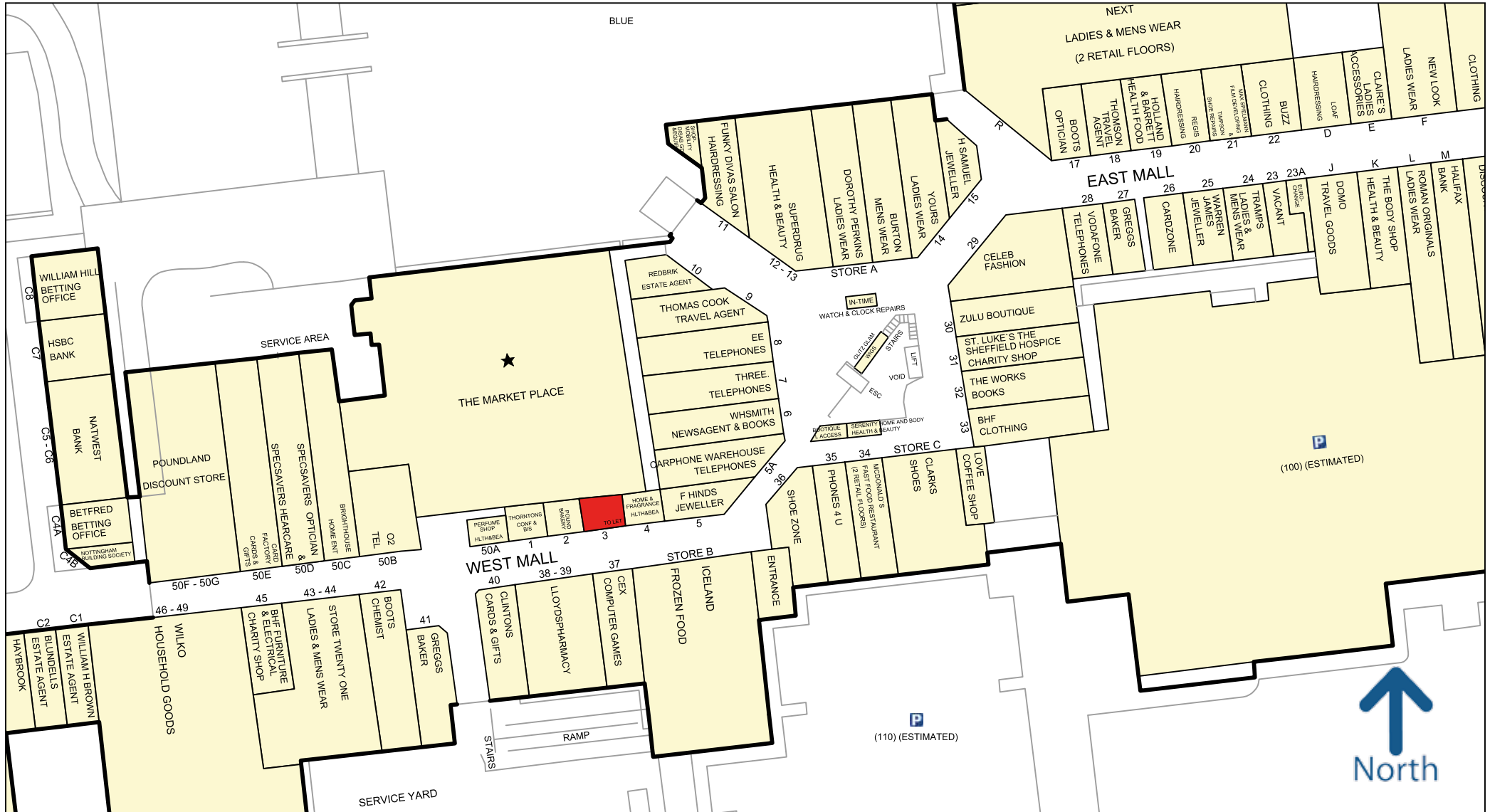
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Our Joint Agent

Nicola Harrington

Cushman & Wakefield



50 metres



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