

020 7491 0999

Douglas Stevens

Chartered Surveyors



SHEFFIELD

Unit 30, Central Atrium
Crystal Peaks Shopping Centre

A1 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. 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 shopper population.

The unit is situated in the Central Atrium close to **Dorothy Perkins**, **Burton**, **Yours**, **Superdrug** and **Clarks**. Other nearby retailers include **H Samuel** and **Next**.

Accommodation

Ground Floor Sales	1,529 sq ft	142.05 sq m
First Floor	992 sq ft	92.16 sq m

Lease

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

Rent

£85,000 per annum exclusive.

Service Charge

The service charge payable for current year is approximately £18,297 per annum.

Rates

Rateable Value	£63,000
Draft 2017 Rateable Value	£75,500
Rates Payable (2016/2017)	£31,311

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

Energy Performance Certificate

The property has an EPC rating of C-61. A copy is 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

Douglas Stevens & Company

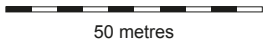
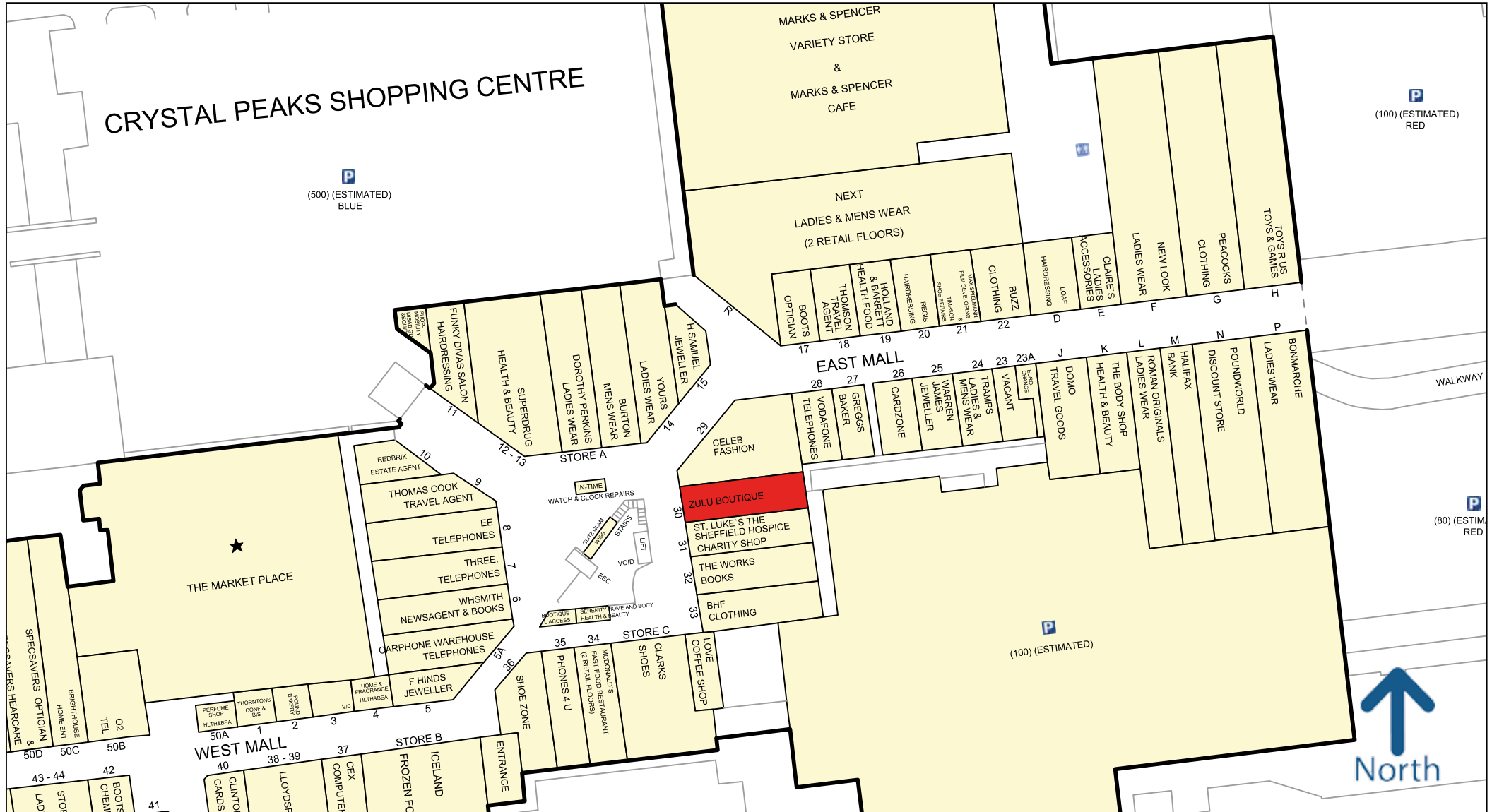
Telephone: **0207 514 8209**

Mobile: **0778 898 1652**

E-mail: **tom.welham@douglasstevens.co.uk**

Our Joint Agent

Cushman & Wakefield



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

Experian Goad Plan Created: 03/03/2017
Created By: Douglas Stevens

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Misrepresentation Act 1967: Messrs Douglas Stevens & Co for themselves as vendors and lessors of this property whose agents they are, give notice that; (i) these particulars are set out as a general outline for guidance of intended purchasers of lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the accuracy of all matters upon which they to rely; (iii) no person in the employment of Douglas Stevens & Co has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) properties are offered subject to contract and being unsold or un-let and no responsibility is taken for any inaccuracy or expenses incurred in viewing; (v) all prices and rentals quoted are exclusive of Value Added Tax at the appropriate rate. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.