

020 7491 0999

Douglas Stevens

Chartered Surveyors



SHEFFIELD

Unit L, East Mall

Crystal Peaks Shopping Centre

PRIME WELL CONFIGURED RETAIL UNIT TO LET

Situation

Crystal Peaks is a major regional shopping centre destination located 7 miles south east of Sheffield City Centre with an annual footfall of approximately 11 million.

The 635,000 sq ft centre is anchored by a 90,000 sq ft Sainsburys and a 56,000 sq ft Marks & Spencer. Other key retailers include Next, Wilkinson and New Look. The centre also benefits from being adjacent to Crystal Peaks and Drakehouse Retail Park.

At the lower level there is a Food Hub where occupiers include Costa, McDonalds, KFC and Subway. Further information can be found at www.crystalpeakscentre.com.

Location

The premises occupy a prime trading location close to the entrance scheme on the East Mall. Other nearby retailers include Toys R Us, Bon Marche, The Body Shop, New Look, Claire's, Warren James and Holland & Barrett.

Accommodation

The property is arranged on the ground floor and first floor with the approximate floor areas and dimensions:

Internal Width	24 ft 2 in	7.37 m
Shop Depth	79 ft 6 in	24.26 m
Ground Floor Sales	1919 sq ft	178.27 sq m
First Floor Storage	1373 sq ft	127.55 sq m

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to a fifth year upward only rent review.

Rent

A commencing rental of £90,000 per annum exclusive

Rates

We have been verbally advised that the rates are assessed as follows for each unit:

Rateable Value	£72,000
UBR (2017/2018)	47.9p

Service Charge

The budgeted service charge for the year ending 2017 is approximately £23,704 per annum. Plus insurance of £645 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by prior appointment:-

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