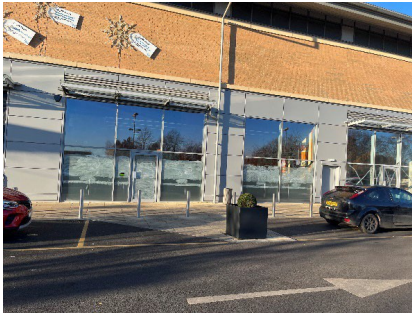


## Sheffield

Unit H2 East Mall  
Crystal Peaks Shopping Centre



### 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**, **Deichmann** and **New Look**. The Centre also benefits by being adjacent to Crystal Peaks Retail Park and Drakehouse Retail Park.

At the lower level there is a Food Hub where occupiers include **Costa**, **McDonalds** and **Subway**. Further information can be found at [www.crystalpeakscentre.com](http://www.crystalpeakscentre.com).

The premises occupy a prime trading location on East Mall nearby retailers including **New Look**, **Peacocks**, **One Below** and **Vodafone**.

### Prime Retail Unit To Let

### Subject to Vacant Possession

#### Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor	1,642 sq ft	152.55 sq m
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#### Lease

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

#### Rent

£40,000 per annum exclusive.

#### Service Charge

The estimated service charge is £7,303 per annum, plus VAT.

#### Rates

**Rateable Value 2023 To be assessed**

Interested parties are advised to make their own enquiries to verify this information.

#### Energy Performance Certificate

A copy of the EPC is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing & Further Information

Strictly by prior appointment: -

#### Doug Stevens

Douglas Stevens & Company

Telephone: 07788 432800

E-mail: [douglas.stevens@douglasstevens.co.uk](mailto:douglas.stevens@douglasstevens.co.uk)

#### Nick Cook

Douglas Stevens & Company

Telephone: 07884 433062

E-mail: [nick.cook@douglasstevens.co.uk](mailto:nick.cook@douglasstevens.co.uk)

#### Our Joint Agent

Sixteen Retail

Nicola Harrington

Telephone: 07971 183165

#### Subject to Contract



50 metres

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