

020 7491 0999

Douglas Stevens

Chartered Surveyors



## SHEFFIELD

### Unit 4

Crystal Peaks Shopping Centre  
S20 7PJ

### PRIME SHOP 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, New Look, Top Shop and Clarks. 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](http://www.crystalpeakscentre.com).

#### Location

The premises occupy a prime trading location adjacent to F Hinds Jewellers and opposite Iceland. Other nearby traders include Marks & Spencer, Next, Clarks, Superdrug and Burtons Menswear.

#### Accommodation

The premises are arranged at ground floor only comprising a unit of 532 sq ft (49.42 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 five yearly upward only rent reviews.

#### Rent

A commencing rental of £40,000 per annum exclusive of rates, service charge and insurance.

#### Service Charge

The estimated service charge for 2020 is £4,210.61 per annum, plus insurance.

#### Rates

We are electronically informed that the rates are as follows:

Rateable Value	£42,250
Rate in £	£0.514

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

#### Energy Performance Certificate

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

#### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

#### Viewing and Further Information

For viewing and further information please contact:

##### Douglas Stevens

##### Douglas Stevens & Company

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Our Joint Agent

Sixteen Retail

