020 7491 0999

Douglas Stevens
Chartered Surveyors

SHEFFIELD

Unit 1 & 2, Lower Mall

Crystal Peaks Shopping Centre

PRIME CATERING UNIT TO LET

Subject to Vacant Possession

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** 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.

Location

The premises occupy a prime trading location in the Food Hub close to **Costa, McDonalds** and **KFC.** Other nearby retailers include **Sainsburys** and **Subway.**

Accommodation

The premises are arranged over ground floor only providing the following approximate floor areas (Subject to onsite verification) :-

Ground Floor	3,018 sq ft	280.3 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 £89,500 per annum exclusive.

Service Charge

The estimated service charge for 2018 is £10,841.35 pa plus insurance of £817.02 pa.

Rates

The current rateable value is £75,000. Interested parties are advised to confirm this figure with the local rating authority.

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

Strictly by prior appointment:-

Tom Welham
Douglas Stevens & Company
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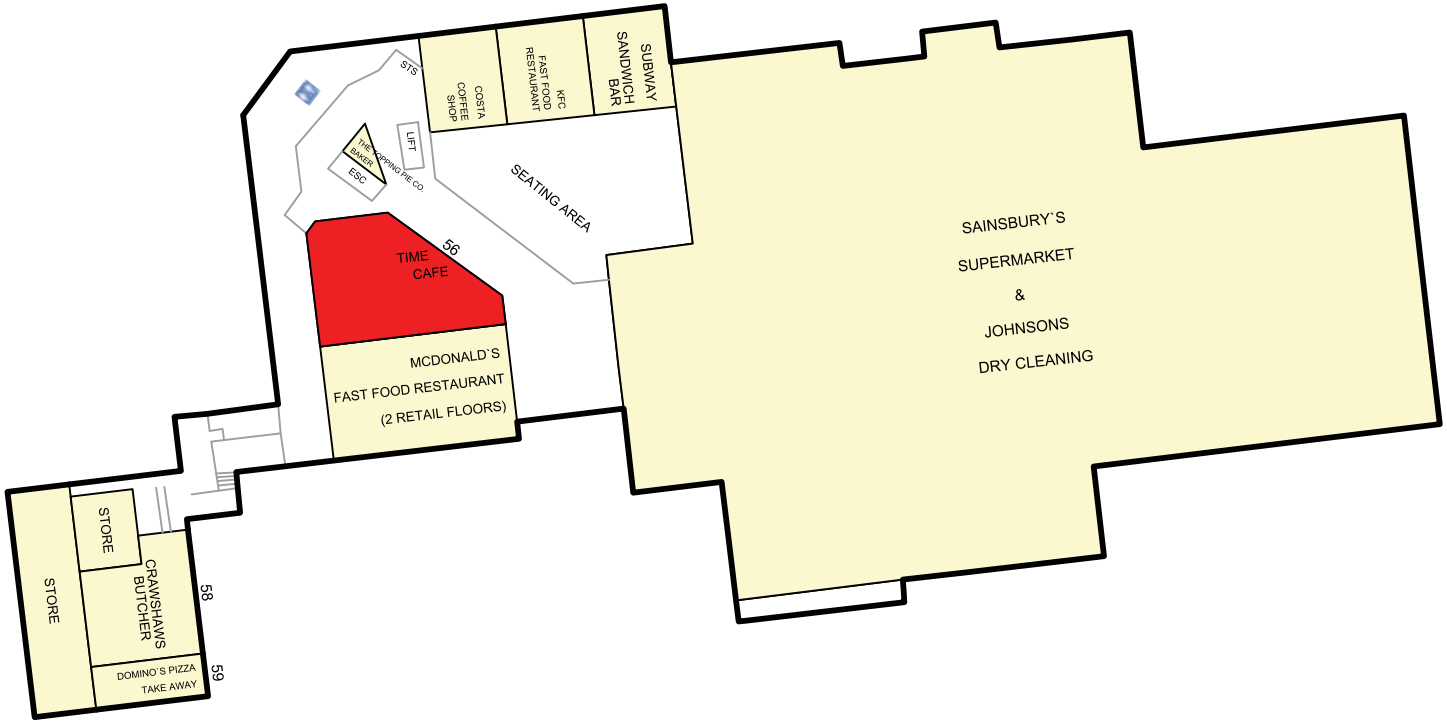
Our Joint Agent

Sixteen Retail

Sheffield - Crystal Peaks Centre



North

50 metres

Experian Goad Plan Created: 02/07/2018
Created By: Douglas Stevens

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