# Douglas Stevens CHARTERED SURVEYORS

# **Sheffield**

# Unit D 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.

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 Sales 528 sq ft 49.1 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 one upward only rent review at the fifth year.

#### Rent

On application.

# **Service Charge**

The estimated service charge is £7,088 per annum, plus insurance £328.

#### Rates

Rateable Value 2023 £18.500 (To be reassessed)

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**

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#### Nick Cook

**Douglas Stevens & Company** Telephone: 078844 33062

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Our Joint Agent Sixteen Retail Nicola Harrington

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**Subject to Contract** 



020 7491 0999 www.douglasstevens.co.uk



# Unit D East Mall Sheffield - Crystal Peaks Centre







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