Douglas Stevens CHARTERED SURVEYORS

Sheffield

Unit H2 East MallCrystal 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 1,642 sq ft 152.55 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 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

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Nick Cook

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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 H2 East Mall Sheffield - Crystal Peaks Centre







50 metres

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