

Sheffield

Unit 43-44 West 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**, **B&M**, **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 the West Mall adjacent to **B&M**, **Specsavers** and **Boots**.

Unit To Let Subject to Vacant Possession

Accommodation

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

Ground Floor	5,715 sq ft	530.9 sq m
First Floor	2,047 sq ft	190.2 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 £74,375 per annum plus insurance to be confirmed.

Rates

Rateable Value £123,508

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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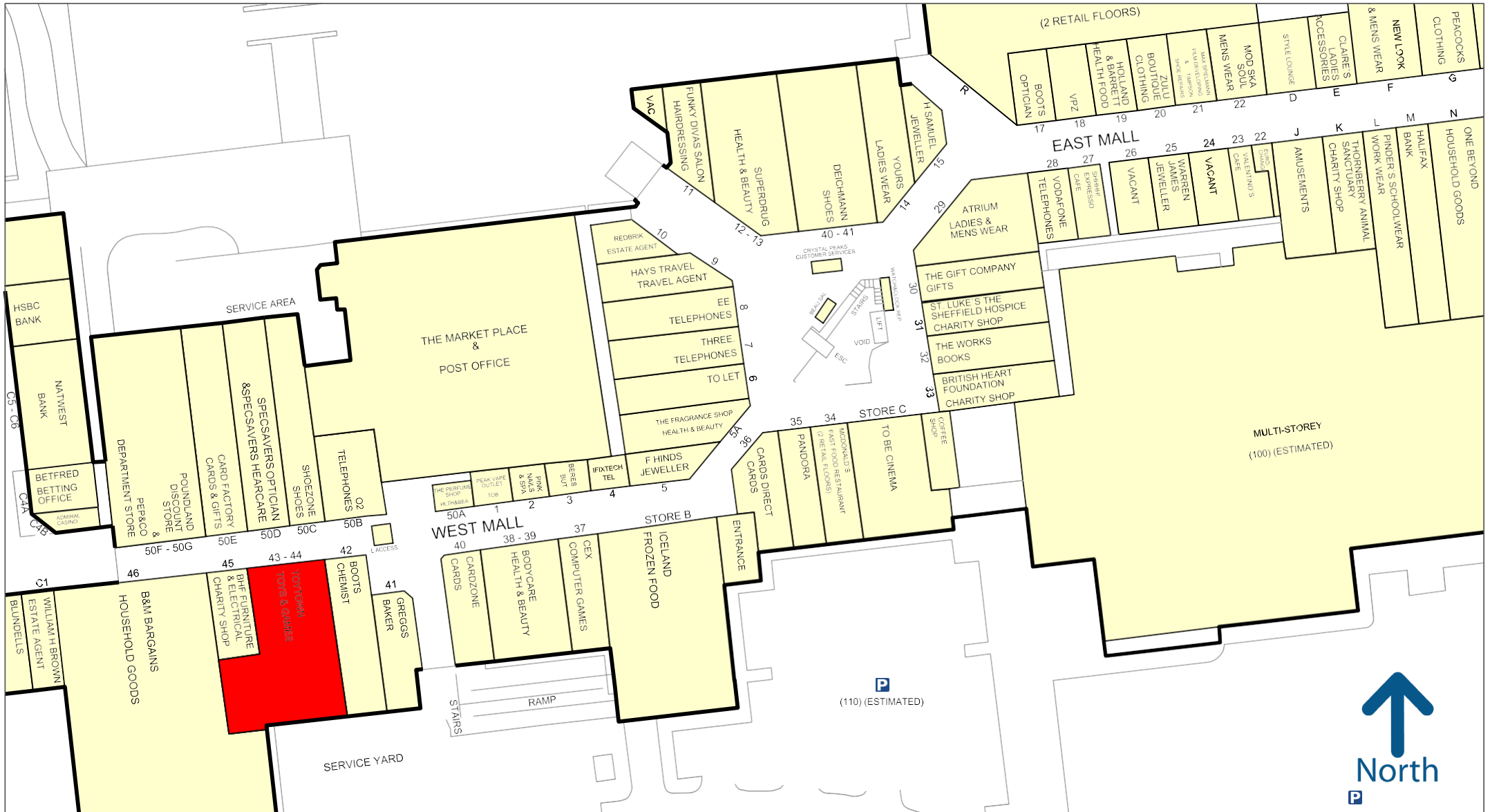
Our Joint Agent

Sixteen Retail

Nicola Harrington

Telephone: 07971 183165

Subject to Contract



50 metres

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Created By: Douglas Stevens