

Sheffield

Unit 11A

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.

Accommodation

The premises are arranged at ground floor providing the following approximate areas:

First Floor	570 sq ft	53.0 sq m
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Prime Retail Unit To Let



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

£14,000 per annum, plus VAT.

Service Charge

To be confirmed

Rates

Rateable Value	£13,500
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Interested parties are advised to make their own enquiries to verify this information.

Douglas Stevens

Chartered Surveyors

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

Douglas Stevens & Company

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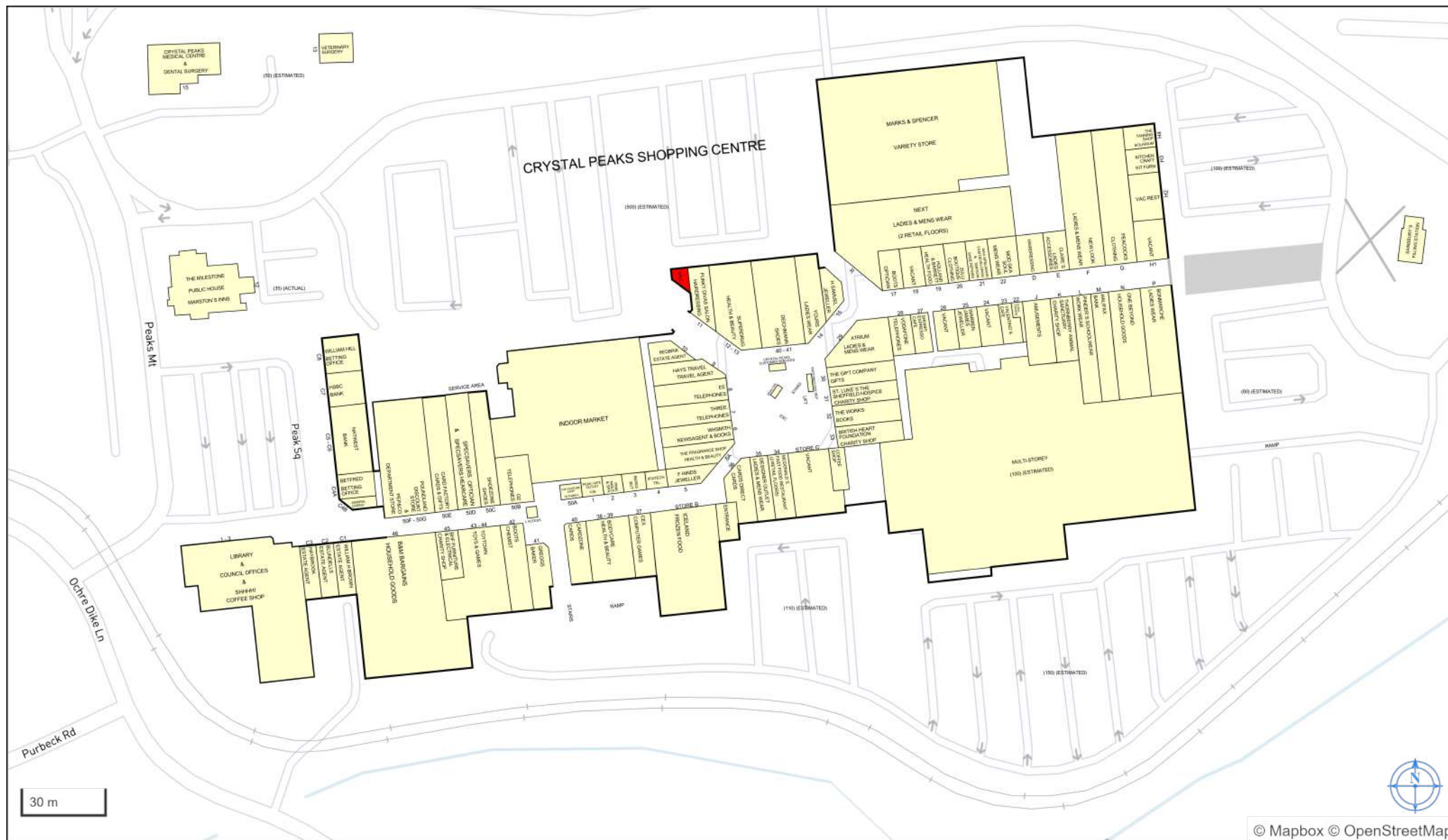
Our Joint Agent

Sixteen Retail

Nicola Harrington

Telephone: 07971 183165

Subject to Contract



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