

Sheffield

Unit 38-39 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 property is located in a very strong retail pitch being located close to **B&M**, **Pandora**, **Specsavers**, **Card Factory** and **Boots**.

Prime Retail Unit To Let

Accommodation

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

Ground Floor Sales	3,139 sq ft	291.7 sq m
First Floor Sales	1,977 sq ft	183.7 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 and insurance to be confirmed.

Rates

Rateable Value £98,000

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

Douglas Stevens & Company

Telephone: 07788 432800

E-mail: douglas.stevens@douglasstevens.co.uk

Nick Cook

Douglas Stevens & Company

Telephone: 078844 33062

E-mail: nick.cook@douglasstevens.co.uk

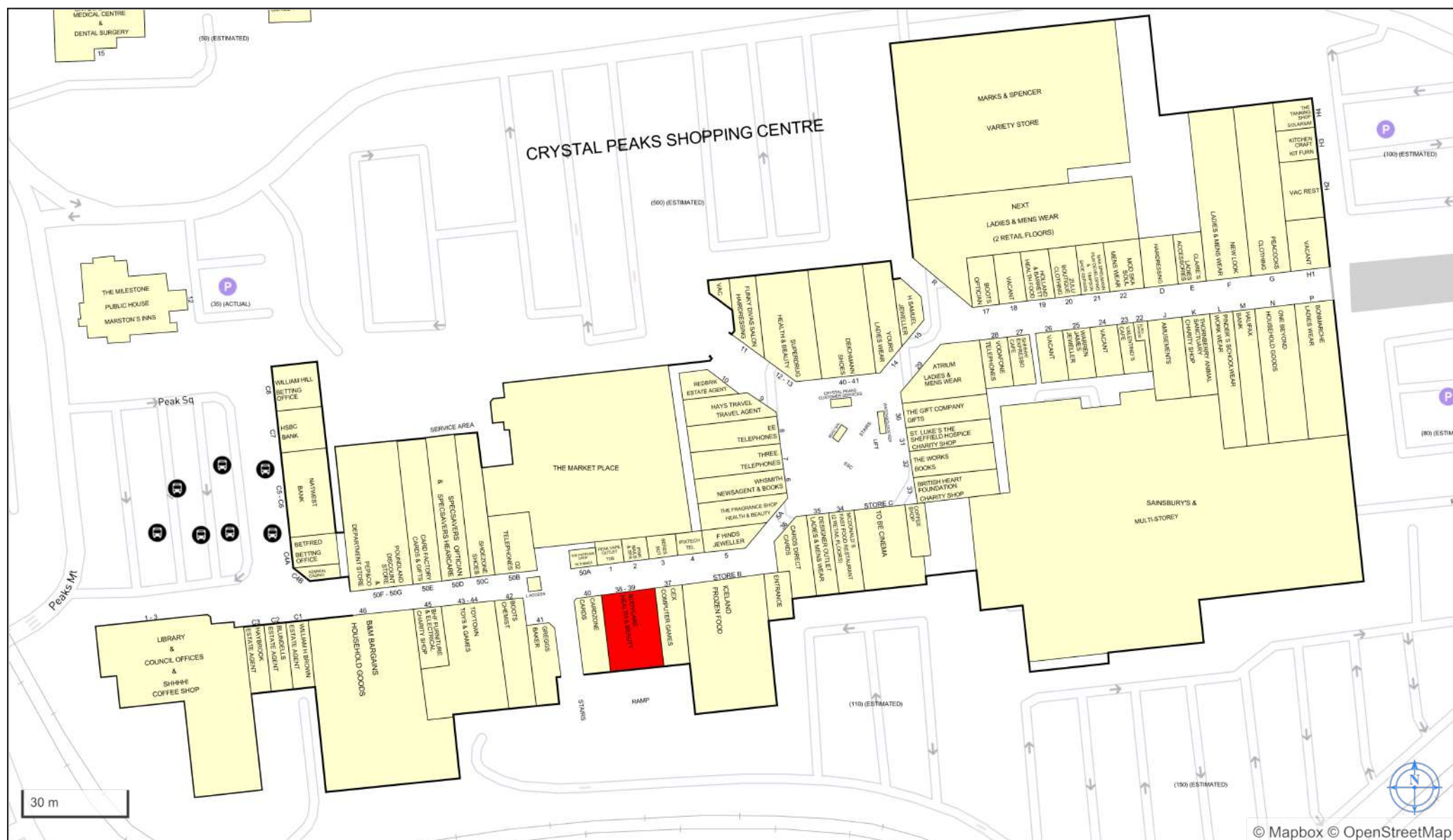
Our Joint Agent

Sixteen Retail

Nicola Harrington

Telephone: 07971 183165

Subject to Contract



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