

# Sheffield

## Unit H1 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**, **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](http://www.crystalpeakscentre.com).

The premises occupy a prime trading location on East Mall nearby retailers including **New Look**, **Peacocks**, **Bon Marche** and **One Beyond**.

## 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 | 1,722 sq ft | 163 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

£45,000 per annum exclusive.

#### Service Charge

The estimated service charge is £13,544 per annum, plus VAT.

#### Rates

Rateable Value 2024      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

**Douglas Stevens & Company**

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#### Nick Cook

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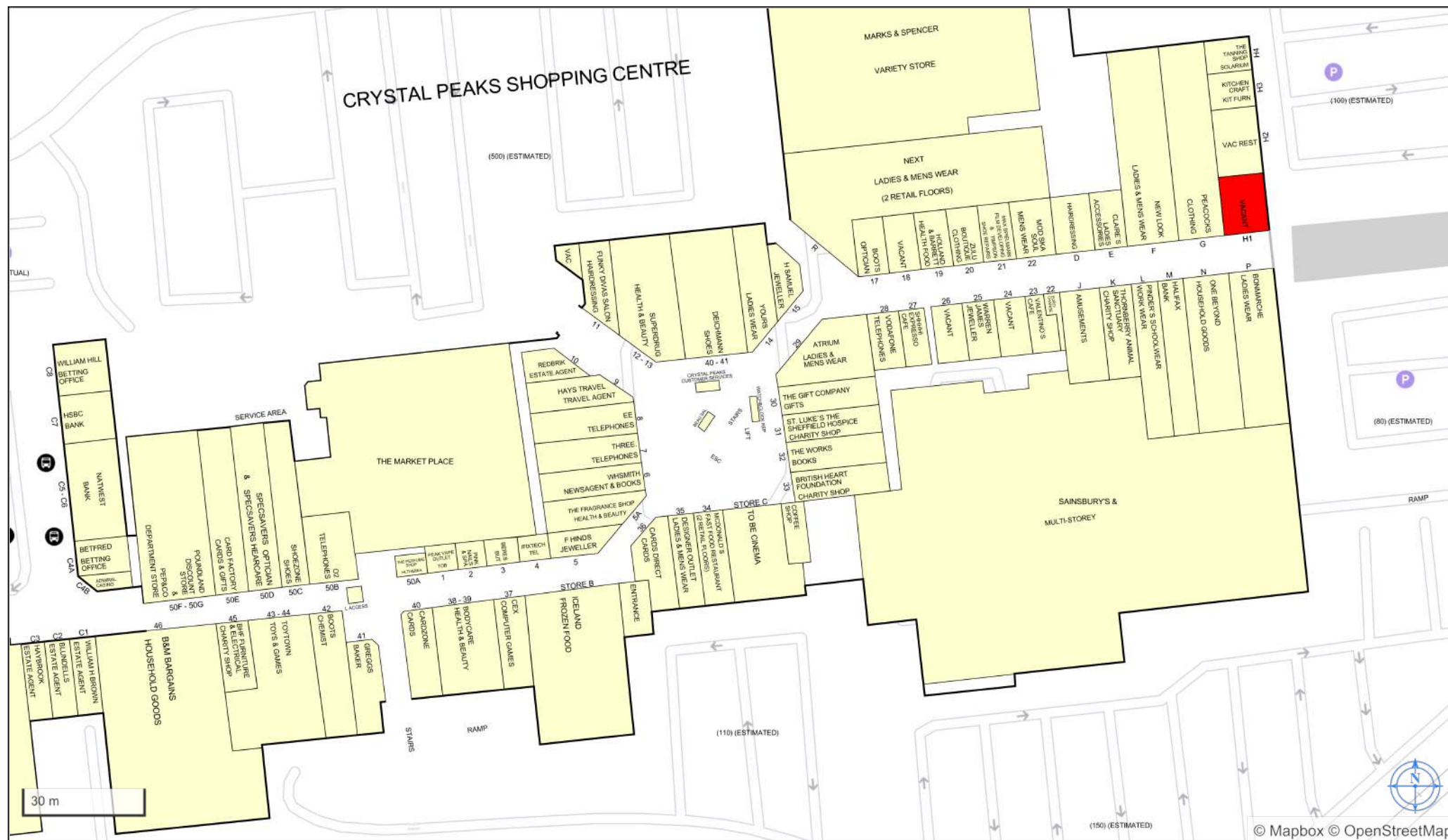
#### Our Joint Agent

**Sixteen Retail**

**Nicola Harrington**

Telephone: 07971 183165

#### Subject to Contract



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