

Sheffield

Unit H2 East Mall

Crystal Peaks Shopping Centre

Prime Retail Unit To Let

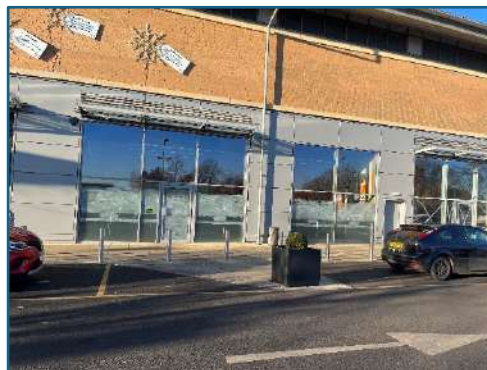
Location

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.

A four-screen cinema is due to open adjoining **McDonalds**, opposite **Costa** and **Subway** in early 2026

The premise are located on the external elevation of East Mall and front onto a large free of charge surface car park and are capable of being traded outside normal centre hours. The frontage is extremely visible from the main entrances into the Centre. Further information can be found at www.crystalpeakscentre.com.

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



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
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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.

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

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Subject to Contract



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