



**BNP Paribas Real Estate
1st Floor, Fountain Precinct,
Balm Green, Sheffield,
S1 2JA**

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Proposed New Retail Scheme London Road/ Broadfield Rd, Sheffield, S2 4HP

Preliminary Particulars



- Sought after South West Sheffield Address
- Prominent main road frontage on to London Road (A61)
- Daily traffic flows in excess of 21,000 vehicles
- Site area of 1.3 acres
- Opportunity to influence the design of the scheme

LOCATION

The site is located on London Road, at its junction with Broadfield Road, a prominent arterial road located in South-West Sheffield. The city centre of Sheffield lies circa 1.5 miles to the North of the site, with a variety of established retailers nearby on Queens Road.

DESCRIPTION

The proposed scheme covers an area of circa 1.3 acres and is capable of accommodating a range of units from 1,500 to 15,000 sq ft.

Parking is available on site and access is gained via Broadfield Road.

A range of retail/ drive thru unit sizes could be accommodated as indicated on the attached plans.

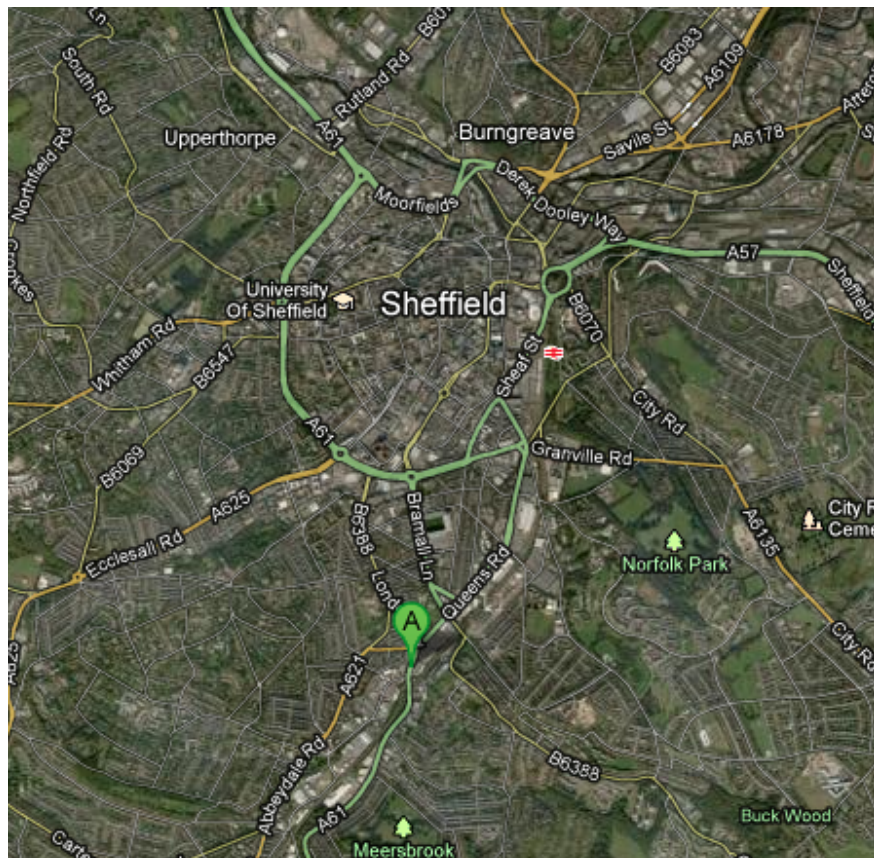
VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint agents:-

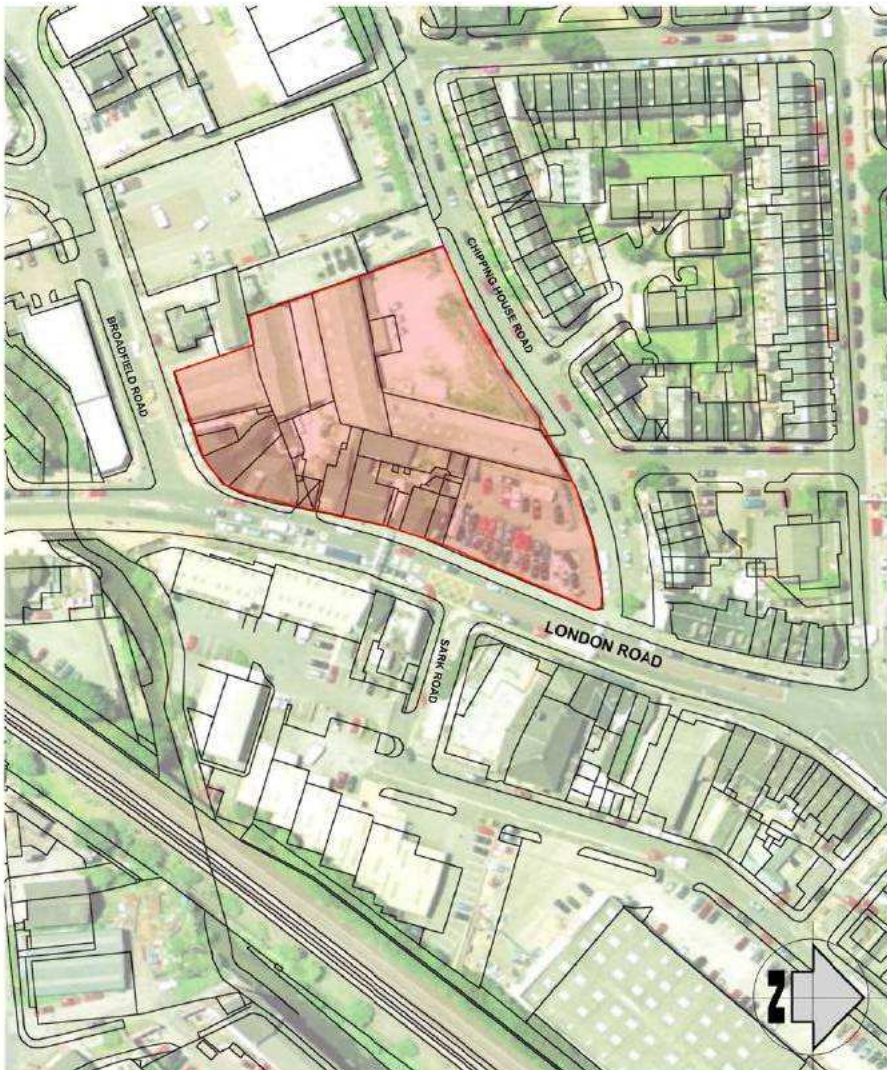
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December 2011

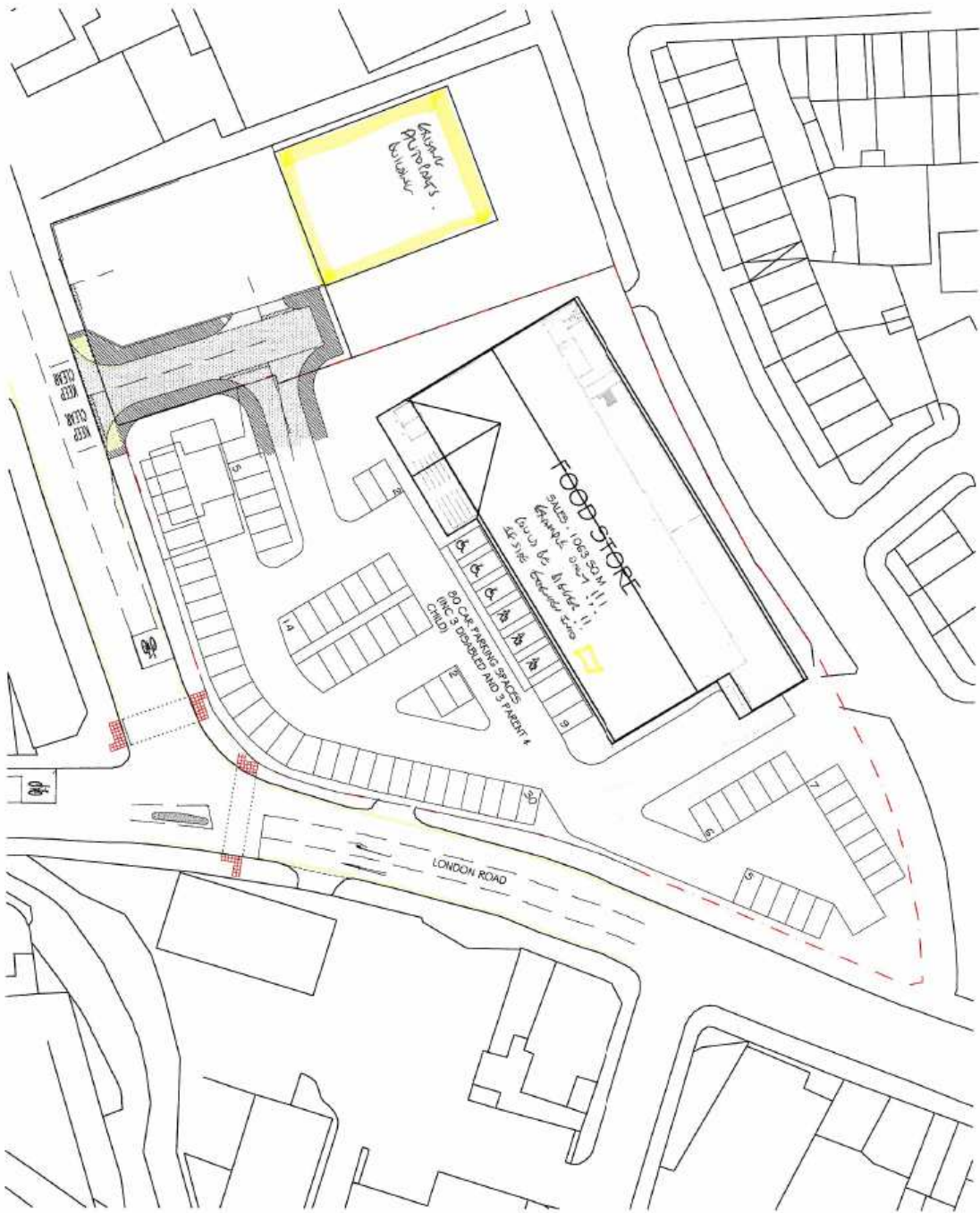


LOCATION PLAN



Shown for indicative purposes only

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healey
associates
SKETCH

PROJECT: PHOENIX LITERARY
 LOCATION: PHOENIX LITERARY
 DATE: 10/10/10
 SCALE: 1:1000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

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SITE PLAN



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FLOOR PLANS

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