

ON THE INSTRUCTION OF BARCLAYS BANKING GROUP COMMERCIAL PREMISES TO LET

2&6A MIDDLEWOOD ROAD, HILLSBOROUGH,
SHEFFIELD, S6 4GY



LOCATION

Hillsborough is a suburb located north of Sheffield City Centre. The subject premises are prominently situated fronting Middlewood Road close to its junction with Bradfield Road.

Middlewood Road is the prime retail destination serving the area and accommodates many national retailers. Established operators within the immediate vicinity include TUI, Subway, Betfred and Specsavers. The location also benefits from the tram line running through.

ACCOMMODATION

The premises are arranged over ground, first, second, basement floors comprising the following approximate areas:

Ground Floor

Sales 696 sqft (64.70 sqm)

First Floor

Staff/Office 253 sqft (23.50 sqm)

Second Floor

Staff/Office 397 sqft (36.88 sqm)

Basement

Storage 343 sqft (31.87 sqm)

PASSING RENT

£18,750 per annum exclusive.

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LEASE

The property is let in its entirety to Barclays Bank Plc with the lease expiring 24th January 2028 and with a tenant's option to break on the 24th January 2023. Further details available upon request.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

RATES

The premises have a rateable value of £15,750.00. Interested parties are advised to verify this information via the Local Rating Authority (www.voa.gov.uk).

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy
Telephone: 0161 828 8789
Mobile: 07841 661 990
Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT

JANUARY 2021

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM