

020 7491 0999

Douglas Stevens

Chartered Surveyors



## Situation

Crystal Peaks is a major regional shopping centre destination located 7 miles south east of Sheffield City Centre with an annual footfall of approximately 11 million.

The 635,000 sq ft centre is anchored by a 90,000 sq ft Sainsburys and a 56,000 sq ft Marks & Spencer. Other key retailers include Next, Wilkinson, New Look and Clarks. The centre also benefits from being adjacent to Crystal Peaks and Drakehouse Retail Park.

At the lower level there is a Food Hub where occupiers include Costa, McDonalds, KFC and Subway. Further information can be found at [www.crystalpeakscentre.com](http://www.crystalpeakscentre.com).

## Location

The premises occupy a prime trading location in the Central Atrium close to Clarks Shoes and Carphone Warehouse. Other nearby retailers include Superdry and Shoezone

## Accommodation

The premises are arranged over ground floor and basement providing the following approximate floor areas (Subject to onsite verification) :-

Ground Floor Sales	1,255 sq ft	116.58 sq m
Basement Storage	590 sq ft	54.81 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 five yearly upward only rent reviews.

# SHEFFIELD

## Unit 35, Central Atrium Crystal Peaks Shopping Centre

### PRIME RETAIL UNIT TO LET Subject to Vacant Possession

#### Rent

A commencing rental of £80,000 per annum exclusive.

#### Service Charge

The estimated service charge for 2019 is £17,028.66 pa plus insurance of £631.93 pa.

#### Rates

The current rateable value is £60,500. Interested parties are advised to confirm this figure with the local rating authority.

#### Energy Performance Certificate

A copy of the EPC can be made available on request.

#### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

#### Viewing and Further Information

Strictly by prior appointment:-

#### Tom Welham

#### Douglas Stevens & Company

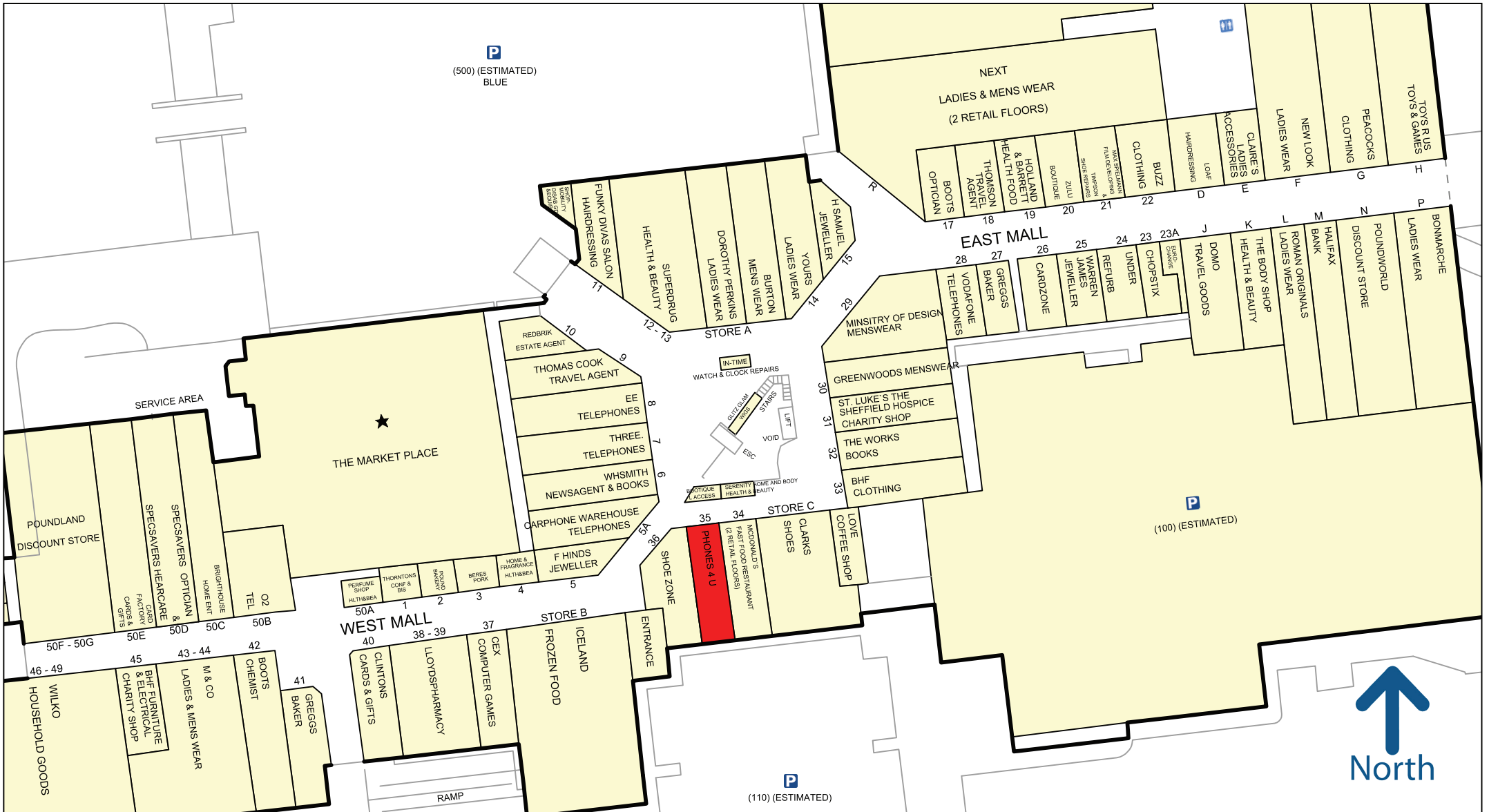
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Our Joint Agent

Sixteen Retail



50 metres

Experian Goad Plan Created: 06/08/2018 Created By: Douglas Stevens



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