



Retail Premises

90 Middlewood Road, Hillsborough, Sheffield, S6 4HA

To Let

- Comprising a total of 484 sq ft
- Self contained ground floor retail premises
- Well located within established Hillsborough Retail Parade
- Excellent public transport links, having Hillsborough Park Supertram outside
- New lease available direct from the Landlord

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is situated within the well established Hillsborough Retail Parade at Middlewood Road, having a number of well known, established local, regional and national operators in close proximity.

90 Middlewood Road is next to Hillsborough Park Supertram stop and provides an excellent opportunity for an occupier within an established neighbourhood retail parade.

Description

The property provides a ground floor retail premises, having glass frontage, open plan retailing with separate office and kitchenette provisions with WC.

Accommodation

We understand the property provides the following Net Internal Area:

484 sq ft (44.95 sq m)

Terms

We are seeking a new lease for a number of years to be agreed at a quoting rent of £12,500 per annum exclusive.

Energy Performance Certificate (EPC)

Please contact the agents for further information

Rateable Value

We understand the property has the following rateable value:

£7,500

Therefore interested parties may benefit from small business rates relief

VAT

Please note all figures are exclusive of VAT at the prevailing rate, where applicable.

Legal Costs

Each party to be responsible for their own costs incurred in any transaction.

Viewing & Further Information

Please contact sole agents:

Ben White – Knight Frank

Tel – 0114 272 9750

Ben.white@knightfrank.com

Brochure: 18 April 2019

Photograph: April 2019

Important Notice

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