

SHEFFIELD

QUEENS ROAD, S2 4DF

RETAIL / LEISURE UNIT TO LET

MAY SUB-DIVIDE



Location

The unit is located off Queens Road to the south of Sheffield City Centre, adjacent to **Grosvenor Casino**, **Skate Central Roller Skating** and the **Stars Party Suite** conferencing venue.

The subject property benefits from being in the vicinity of student hubs including Sheffield Hallam University and The Sheffield College, and is located an 8 minute walk away from the college tram stop on Granville Road.

Vehicular access is strong, as Queens Road is the main A road connecting Sheffield City Centre with its southern suburbs.

The subject premises benefit from frontage onto Queens Road, a strong retail catchment with occupiers including **B&Q**, **Home Bargains**, **Dreams**, **Halfords** and **Asda**.

There is a 170 space surface car park that the unit shares with the Grosvenor Casino, Skate Rink and Conferencing venue.

Rent

Available upon Application.

Tenure

The property will be available to let on a new effectively Full Repairing and Insuring lease, subject to 5 yearly rent reviews.

Accommodation

The premises comprise to the following approximate floor areas:

Ground Floor: 8,417 sq ft 782 sq m

Rates

We have been verbally advised by the Local Authority that the premises are to be reassessed for rating purposes upon completion of works.

Service Charge

Estimated to be £1.50 per sq ft.

Legal Costs

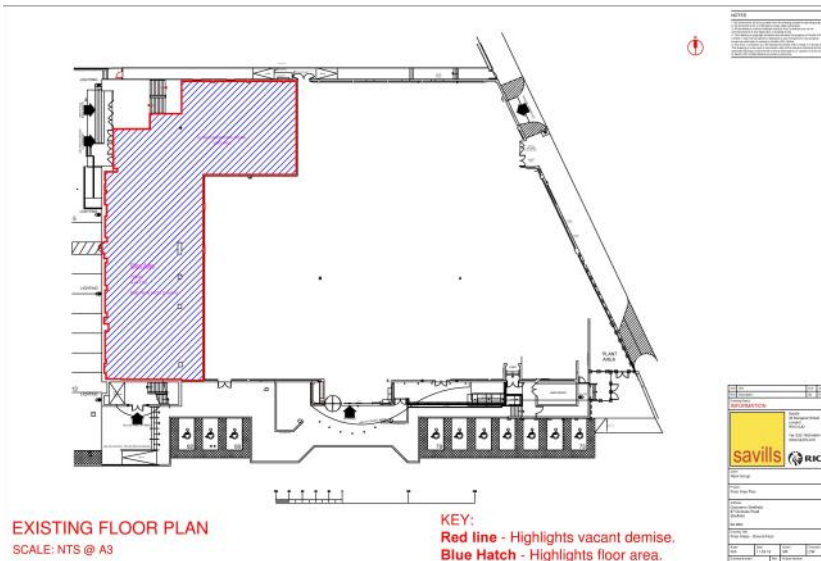
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

To be provided.

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Viewing & Further Information
Strictly by prior arrangement only with

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