

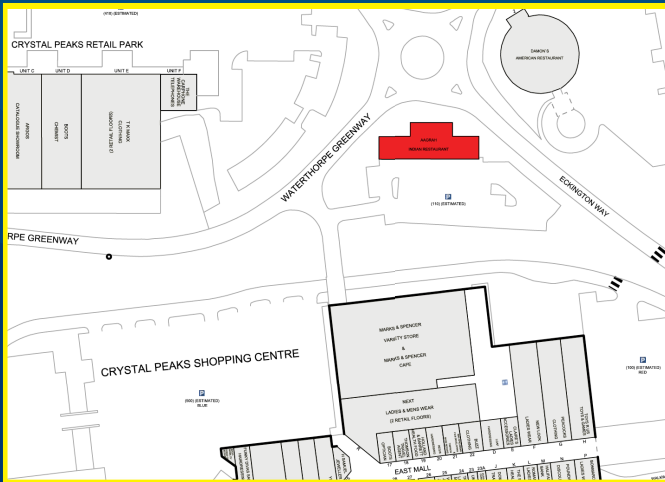


STAND ALONE RETAIL / RESTAURANT UNIT WITH 90 PARKING SPACES

SHEFFIELD

200 Waterthorpe Greenway
Crystal Peaks
S20 8LY

- **5189 sqft (482 sq m) Ground floor sales**
- **Suitable for a variety of uses to include;** Restaurant, Retail, Public House, Pet Food Store, Medical and Educational - Subject to Planning
- **Subject to Securing Vacant Possession**



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, Top Shop and Peacocks. 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 crystalpeakscentre.com.

LOCATION

The premises occupy a stand alone building with its own car parking facility, within a short walk from Crystal Peaks Shopping Centre Retail Park and Drakehouse Retail Park. The unit is accessed off Waterthorpe Greenway, close to the roundabout on Eckington Way.

ACCOMMODATION

The property is arranged on the ground floor only with the approximate floor areas:-

Ground Floor Sales Area: 5,189 sq ft 482 sq m

LEASE

The property is available by way of a new Lease, terms on application.

RENT

This property has a passing rent of £90,000 per annum exclusive.

RATES

Rateable Value (2018)	£117,000
UBR (2018/2019)	0.493
Rates Payable (2018/2019)	£57,681 pa

SERVICE CHARGE

The estimated service charge for 2018/2019 is approximately £22,915 per annum, plus insurance of £1,340.86 per annum.

LEGAL COSTS

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

EPC

A copy of the EPC for this property is available upon request.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment:-



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