

GVA

To Let

6 Bellhouse Road, Firth Park, Sheffield, S5 6DA



For further information
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Subject to Contract

Description

The property is located on Bellhouse Road, Firth Park.

The subject property was formerly utilised as a bank and extends over ground and first floor. Nearby occupiers include William Hill, Paddy Power and Greggs.

Accommodation

The property provides the following approximate floor areas:

Floor Areas	Sq m	Sq ft
Ground Floor	123.93	1,334
First Floor	44.3	477
Total	168.23	1,811

Tenure

Leasehold

Rent

The premises are held by way of an existing lease at a passing rent of £20,200, expiring 24/03/2022.

Business Rates

Rateable Value: £9,100

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

Lease

The premises will be sold subject to a new 5 year lease of the ATM at a rent of £3,000 pa, subject to an initial 3 month rent free period.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.