

COMMERCIAL
RESIDENTIAL

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THE COMPLETE PROPERTY
CONSULTANCY

TO LET

Retail Shop



**13 Brooklands Avenue, Fulwood
Sheffield, S10 4GA**

£11,500 p.a. exclusive

- Ground Floor Retail Premises with Lower Ground Floor Storage
- Excellent Position in Busy Local Centre
- 479 sq ft NIA Sales Area
- Available by Way of Assignment or Sub-Lease

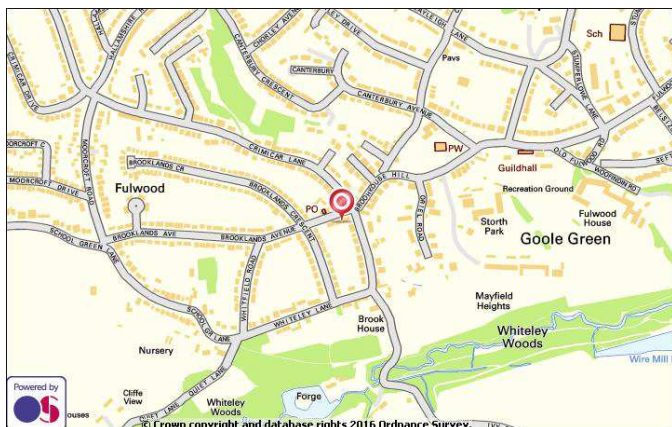
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LOCATION

The premises are located on Brooklands Avenue in the suburban local centre of Fulwood, approximately 3.5 miles to the south west of Sheffield city centre. Other notable occupiers in the parade include The Co-operative Group, GT News, a sub-Post Office and other local traders.



DESCRIPTION

The property comprises of a ground floor lock-up shop with lower ground floor storage accessed from the rear.

ACCOMMODATION

Ground Floor	Dimensions	
Internal Width	6.07sq m	25. 1sq ft
Shop Depth	8.18sq m	15.2sq ft
Net Sales Area	44.54 sq m	479 sq ft
WC	--	--
Lower Ground Floor		
Storage	49.53 sq m	533 sq ft
TOTAL	108.32sq m	1052.3sq ft

SERVICES (not tested)

Mains water electricity and drainage are connected to the property.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATING

Rateable Value - £11,500
Uniform Business Rate 2016/17 - 0.48p

Interested parties should confirm the details with the Local Rating Authority as rateable values can change may be subject to transitional relief.

TENURE

The premises are held under the terms of a lease for a term expiring on 8th November 2022. The lease is on effectively FRI terms via a service charge with an upward only rent review on 9th November 2017.

TERMS

The premises are available by way of an assignment or sub-letting on terms to be agreed.

LEGAL COSTS

The assignees are to be responsible for the assignors reasonable legal costs.

In relation to a sub-lease, each party are to be responsible for their own costs and the costs of the superior landlord are to be borne equally.

EPC

Energy Performance Rating C (75).

VIEWING AND FURTHER INFORMATION

Andrew Corbett / Jamie Gibson
Smiths Chartered Surveyors
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IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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