



SHEFFIELD – MEADOWHALL – A1/A3 USE

23 THE ARCADE (Unit 114) S9 1EL

(confidential – staff unaware)



Location

Located approximately 3 miles north of Sheffield City Centre and at Junction 34 of the M1. Meadowhall provides c 1.5 million sq ft, over 280 shop units and is anchored by Debenhams, House of Fraser, Primark, Marks & Spencer and the Oasis food hall.

The subject premises are located at first floor level on The Arcade within close proximity to Marks & Spencer; one of the main anchor stores in the centre. Nearby retailers include Laura Ashley, The Entertainer, Vision Express, Blacks and Scotts to name a few.

Accommodation

The shop is arranged on ground floor only providing the following approximate floor areas:

Internal width	8.02 m	26f t 3
Shop Depth	21.06 m	69 ft
Ground floor Area	144.92 sq m	1,560 sq ft
Mall seating area	15.97 sq m	172 sq ft

Lease Terms

The premises are held by way of a 10 year lease from 25th December 2016 at a current rent of £200,000 per annum exclusive of rates service charge and VAT. The lease is subject to review after 5 years.

Terms

The property is available by way of assignment or new lease direct with the landlord. Incentives are available, subject to status.



Business Rates

Rateable Value (2017) £180,000

Rates payable £ 119,805.71

Interested parties should verify this figure with local rating authority

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction.

Service Charge

£19,831.40

EPC

A copy of the Energy Performance Certificate is available on request

Viewing/Information

All viewings are to be carried out strictly by prior appointment through the agents:

Francis & Company
Mike Francis
E: mail: mike@francisandcompany.co.uk
Tel: 07808 479 269

Space Retail Property Consultants
Martin Herbert
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0345 9003907

SUBJECT TO CONTRACT

April 2018

