



FOR SALE / TO LET

RETAIL PREMISES

Guernsey Road, Off Queens Road, Sheffield S2 4HG

Total 13,369 sq.ft. (1,241.70 sq.m.)

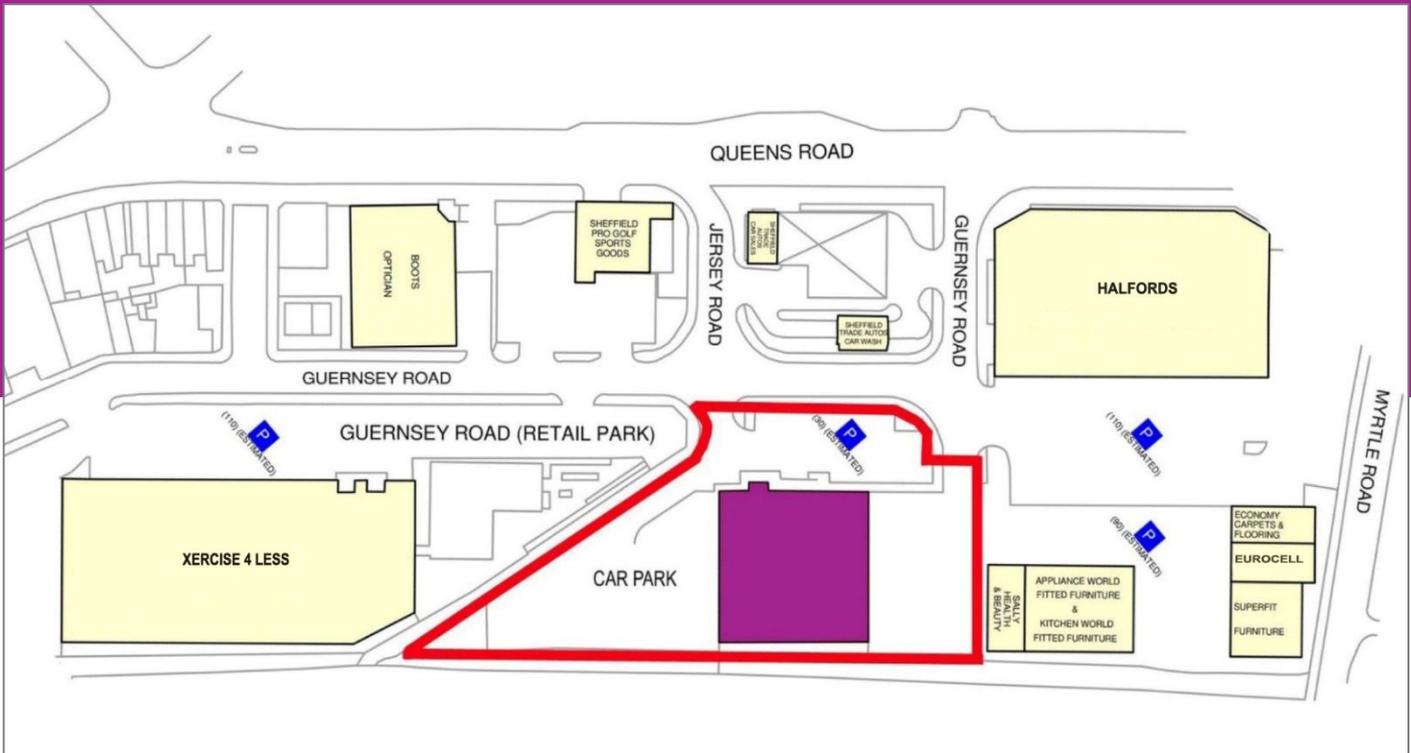
- Located just off Queens Road adjacent to Halfords, Xercise 4 Less and Boots Opticians.
- In close proximity to Queens Road Retail Park which includes Asda, Home Bargains, Poundstretcher and a B&Q Warehouse.
- Dedicated servicing and car parking for approximately 60 vehicles
- Lift access between floors
- Can be split
- Potential for trade counter use

**mason
owen...**

property consultants

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www.masonowen.com

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Areas

Ground Floor	9,587 sq.ft. (890.66 sq.m.)
Lower Ground Floor	3,782 sq.ft. (351.04 sq.m.)
Total	13,369 sq.ft. (1,241.70 sq.m.)

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Planning

Open A1 non-food retail

The premises would also suit trade warehouse uses subject to obtaining the necessary planning consent

Tenure

The premises are for sale freehold (part long leasehold) with vacant possession. Alternatively the premises are available by way of a new FRI lease, length of term negotiable, subject to upward only rent reviews at 5 yearly intervals

Price

Offers invited for the freehold/long leasehold interests

Rent

£85,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £104,000

EPC

C68

Legal costs

Each party to be responsible for their own legal costs.

Viewing

Strictly through the agents:

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Or through our joint agent 4Urban Consulting Ltd

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