

15 Market Square  
Woodhouse, Sheffield S13 7JX

538 Sq Ft (49.98 Sq M)

- Popular and established retail parade
- Prominent position within the retail parade
- Suitable for a variety of uses (STP)
- Competitive rental terms

# TO LET

RETAIL UNIT

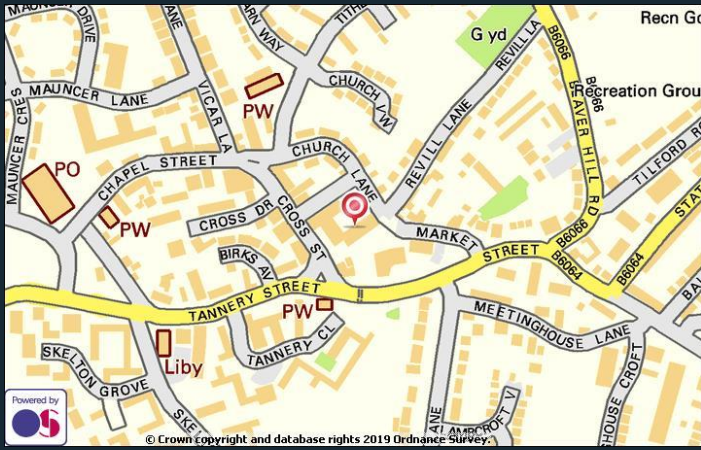


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## LOCATION

The unit occupies a prominent position on Market Square in the heart of Woodhouse, which is a densely populated residential area and is well located for bus services, local schools and car parking.

There are a variety of occupiers on Market Square itself and in close proximity with the unit receiving excellent levels of footfall daily.

## DESCRIPTION

The available unit offers an excellent opportunity to take space within a very popular shopping centre in the middle of the residential area of Woodhouse.

The shop comprises of 538 sq ft of ground floor retail accommodation with WC and kitchen facilities to the rear along with direct access to a large rear delivery yard and car park.

Internally, the unit is in very good condition and benefits from recessed spot lighting, wood effect laminate flooring and existing fit out which an occupier could make use of (which can also be removed if required).

Externally, there is a prominent, glass shop front with roller shutter doors for security.

The use is currently A1 but the unit is suitable for a variety of uses, subject to obtaining the necessary and relevant consents.

## TERM

A new lease is available directly from the landlord for a term by arrangement.



## RENT

£5,000 per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Certificate available on request.

## RATING

The unit is rated as 'Shop and Premises' with a 2017 Rateable Value of £4,500.

## VAT

If applicable, VAT will be charged at the prevailing rate.

## ACCOMMODATION

<b>Ground</b>	<b>538 Sq Ft (49.98 Sq M)</b>
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## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Tom Shelton MRICS  
Barnsdales - Chartered Surveyors  
Tel: 07738 335482  
tom.shelton@barnsdales.co.uk

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**0114 321 0720**

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