

To Let

Prime Shopping Centre Opportunity

39 Meadowhall Centre, Sheffield, S9 1EN

For further information
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Location

The property is located in Meadowhall Shopping Centre one of the most popular covered shopping centres in the North of England.

The property occupies a busy position on The Arcade which is home to multiple retailers including **The Perfume Shop, Yorkshire Bank, Zara, Apple** and **River Island**.

Description

The subject property is arranged over ground floor only.

Lease

The premises are available by way of an assignment of the existing lease expiring 03 September 2025.

Accommodation

Ground floor	47.28 sq m	509 sq ft
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Passing Rent

£132,500 per annum exclusive.

Business rates

We understand that the property is assessed as follows:

Rateable value: £98,500

UBR: £49.3 (2018/19)

Rates Payable: £48,561

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

EPC

The Energy Performance Asset Rating is D 81. Available on request.

Viewing

Strictly by prior appointment with sole agents.

