

# Prime Shopping Centre Opportunity

39 Meadowhall Centre, Sheffield, S9 1EN

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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

# **Passing Rent**

 $\pounds$ 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

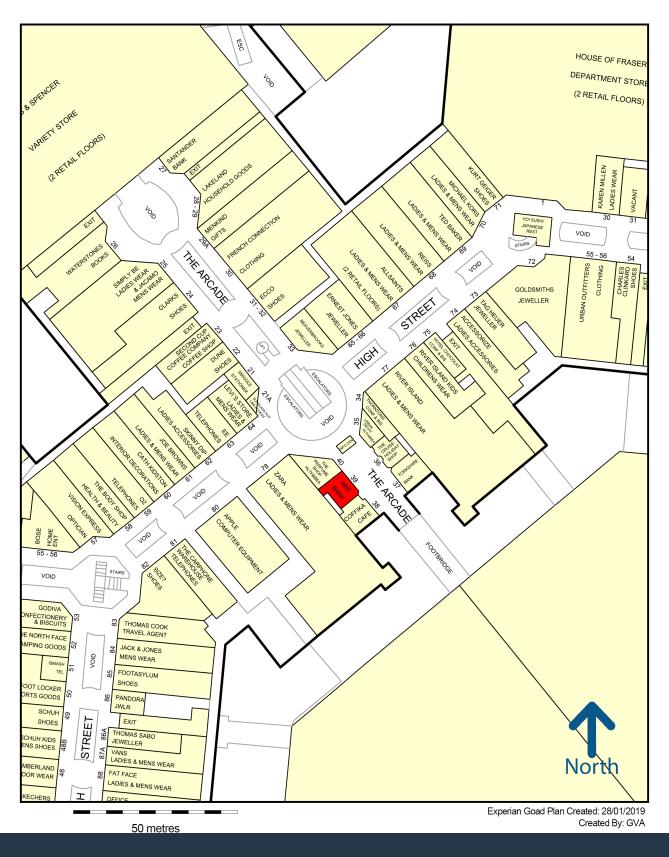
Strictly by prior appointment with sole agents.

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Meadowhall Centre





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