

On the Instruction of Urban Decay

LEASEHOLD AVAILABLE

35 The Arcade, Meadowhall Shopping Centre, Sheffield,
S9 1EP



- A1 Retail Unit
- Prominent location
- Incentives available subject to covenant

Viewing

By appointment via this office:

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Location

The subject premises are located on a prime position on The Arcade upper level. The unit benefits from being close to the main access point into the centre via the footbridge.

The unit is well situated on the first floor adjacent to **Thornton's**. Nearby brands include **Zara, River Island & Reiss**.

Description

The property comprises ground floor retail space with storage, staff and ancillary accommodation.

Accommodation

Ground	51.5sq m	554 sq ft
Total	51.5sq m	554 sq ft

Tenure

The property is held on a lease expiring 31st March 2026 held outside the security provisions of Landlord & Tenant Act 1954 with a break option on the 31st March 2021 and rent review scheduled for 1st April 2021.

Rent

A passing rent of **£153,500** per annum exclusive.

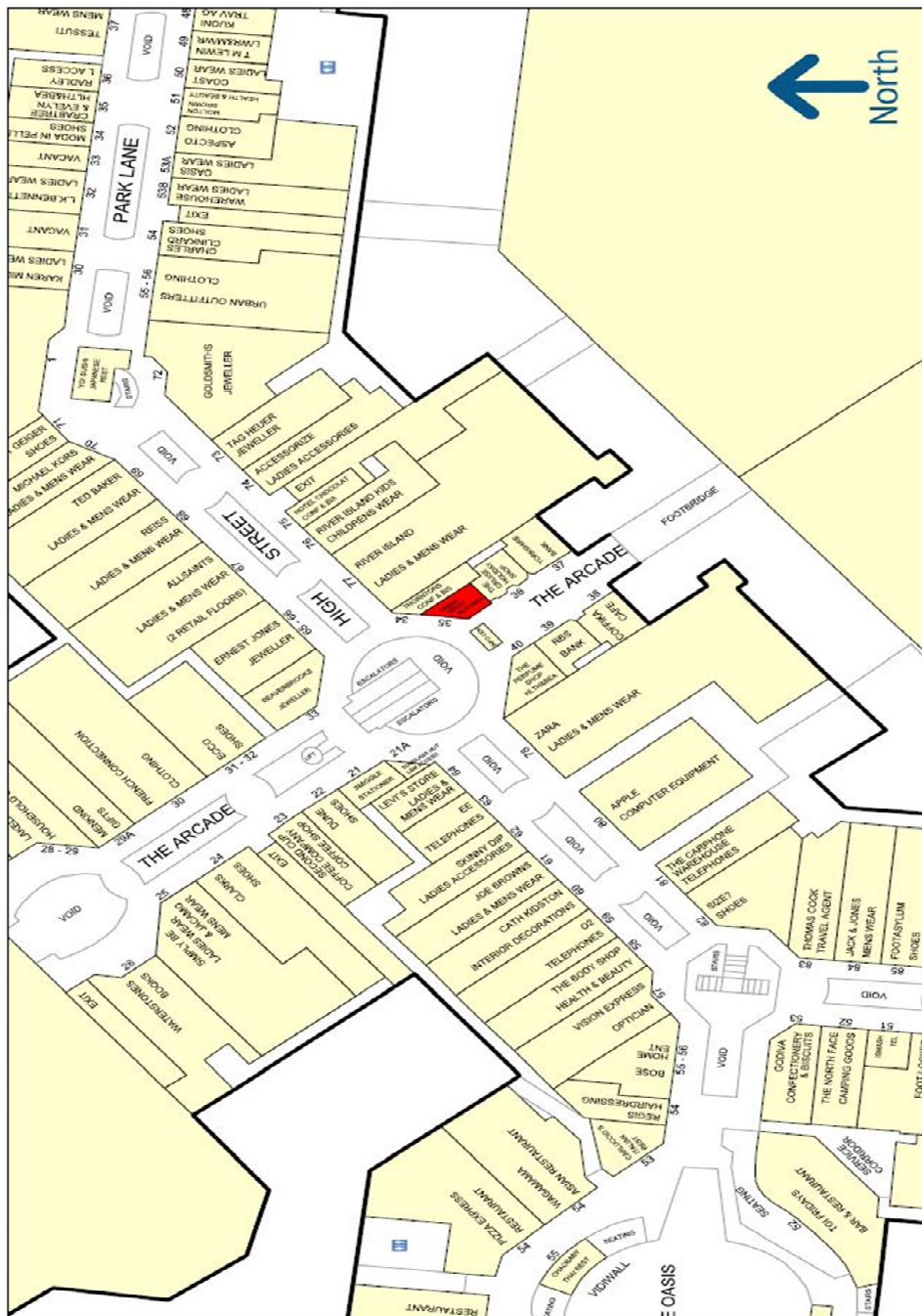
Rates

We are verbally informed by the local rating authority that the current Rateable Value of the shop is £152,000 and the rates payable are £75,000 pa. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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