

020 7491 0999

Douglas Stevens

Chartered Surveyors



SHEFFIELD

Unit 24, East Mall

Crystal Peaks Shopping Centre

PRIME RETAIL UNIT TO LET

Situation

Crystal Peaks is a major regional shopping centre destination located 7 miles south east of Sheffield City Centre with an annual footfall of approximately 11 million.

The 635,000 sq ft centre is anchored by a 90,000 sq ft Sainsburys and a 56,000 sq ft Marks & Spencer. Other key retailers include Next, Wilkinson, New Look, Top Shop and Clarks. The centre also benefits from being adjacent to Crystal Peaks and Drakehouse Retail Park.

At the lower level there is a Food Hub where occupiers include Costa, McDonalds, KFC and Subway. Further information can be found at www.crystalpeakscentre.com.

Location

The premises occupy a prime trading location on East Mall close to The Body Shop and Roman Originals. Other nearby retailers include New Look, Peacocks, Poundworld, Warren James, Regis and Vodafone.

Accommodation

The premises are arranged over ground and first floors providing the following approximate floor areas and dimensions (Subject to onsite verification) :-

Ground Floor Sales	970 sq ft	90.13 sq m
First Floor Storage	402 sq ft	37.35 sq m

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to five yearly upward only rent reviews.

Rent

A commencing rental of £67,500 per annum exclusive.

Service Charge

The estimated service charge for the year 2018 is £8,041.95 pa plus insurance of £493.32 pa.

Rates

The 2017 Rateable Value is £60,500. This figure is provided for guidance only and is not to be relied upon. Interested parties are advised to check this figure with the local rating authority.

Energy Performance Certificate

A copy of the EPC can be made available on request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing and Further Information

Strictly by prior appointment:-

Tom Welham

Douglas Stevens & Company

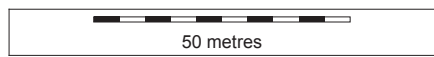
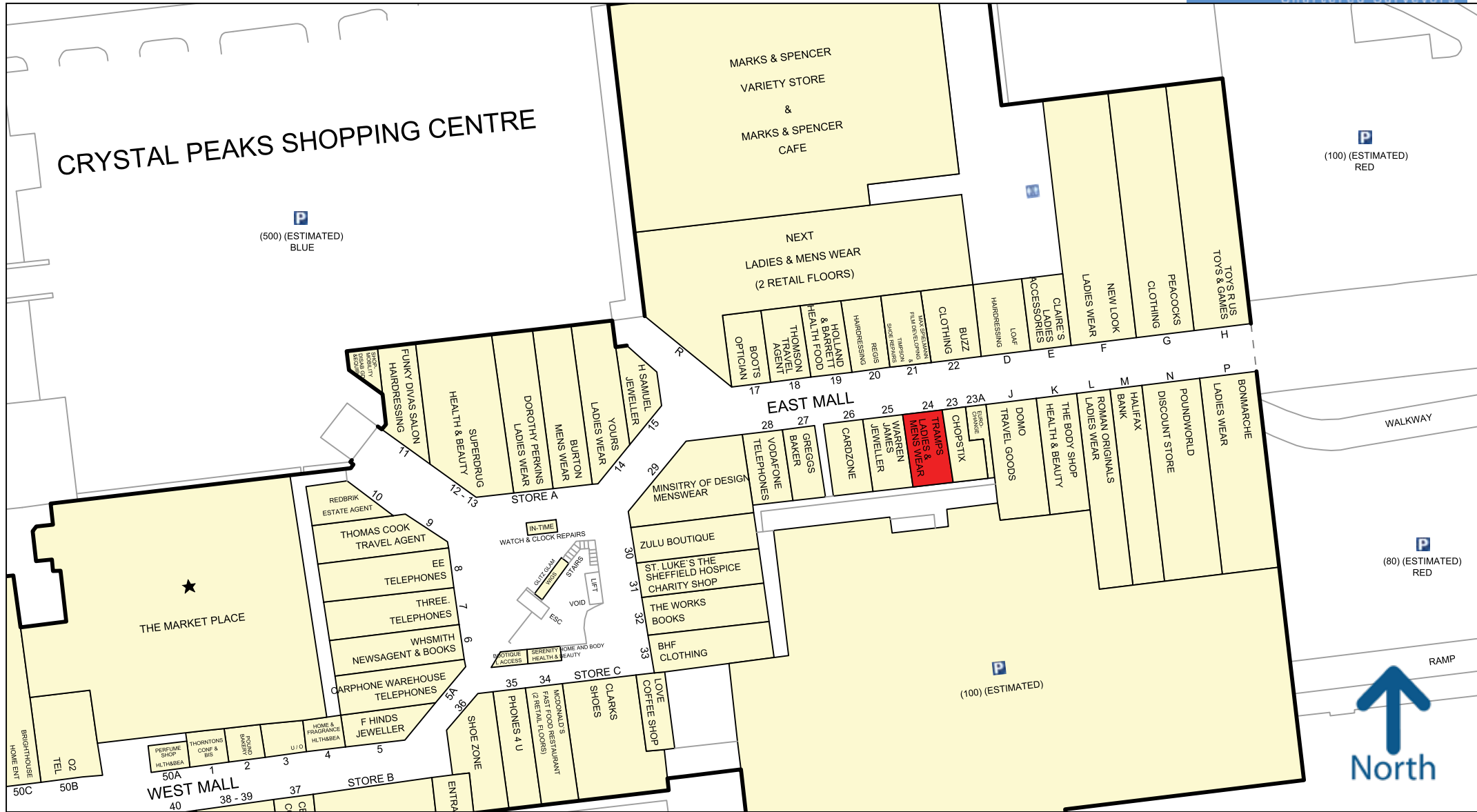
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Our Joint Agent

Sixteen Retail



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