

020 7491 0999

Douglas Stevens

Chartered Surveyors



SHEFFIELD

Unit 30, Central Atrium
Crystal Peaks Shopping Centre

A1 RETAIL UNIT TO LET

Location

Crystal Peaks is a major regional shopping destination 7 miles south east of Sheffield City Centre with an annual footfall of approx. 13 million. The 635,000 sq ft centre is anchored by a 90,000 sq ft Sainsbury's and 56,000 sq ft Marks & Spencer, other key retailers include Next, Wilkinson, New Look and Peacocks. As a retail destination the centre is further strengthened by the adjacent Crystal Peaks and Drakehouse Retail Parks which together form one of Sheffield's main Retail Park clusters.

Road access is easy from both junctions 30 and 31 of the M1 motorway and the 2,000 parking spaces at the centre are free of charge. The centre also has its own bus station and Supertram stops ensuring maximum connectivity to the local shopper population.

The unit is situated in the Central Atrium close to Dorothy Perkins, Burton, Yours, Superdrug and Clarks. Other nearby retailers include H Samuel and Next.

Accommodation

Ground Floor Sales	1,529 sq ft	142.05 sq m
First Floor	992 sq ft	92.16 sq m

Lease

The premises are available by way of a new 10 year full repairing and insuring lease, subject to upward only rent reviews. Subject to an upward only rent review at the end of the 5th year.

Rent

£85,000 per annum exclusive.

Service Charge

The service charge payable for current year is approximately £19,833.75 per annum.

Rates

Rateable Value £75,500

Interested parties are advised to make their own enquiries with Sheffield City Council on 0114 273 4338.

Energy Performance Certificate

The property has an EPC rating of C-61. A copy is available on request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing and Further Information

Strictly by prior appointment:-

Tom Welham

Douglas Stevens & Company

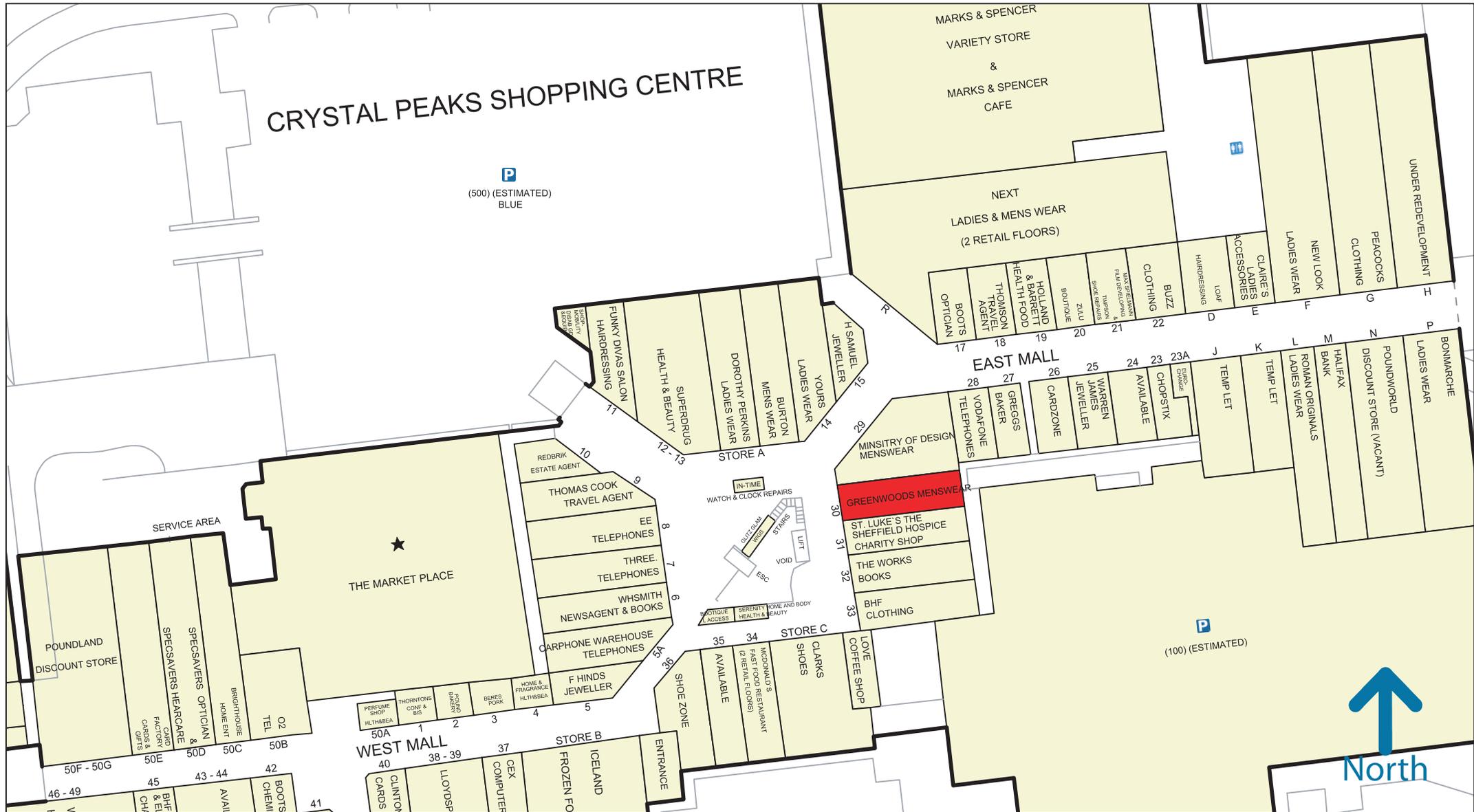
Telephone: 0207 514 8209

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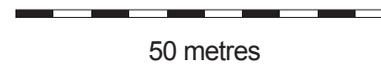
E-mail: tom.welham@douglasstevens.co.uk

Our Joint Agent

Sixteen Retail



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