

020 7491 0999

Douglas Stevens

Chartered Surveyors



SHEFFIELD

Unit 35, Central Atrium Crystal Peaks Shopping Centre

PRIME RETAIL UNIT TO LET Subject to Vacant Possession

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 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 in the Central Atrium close to Clarks Shoes and Carphone Warehouse. Other nearby retailers include Superdry and Shoezone

Accommodation

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

| | | |
|--------------------|-------------|-------------|
| Ground Floor Sales | 1,255 sq ft | 116.58 sq m |
| Basement Storage | 590 sq ft | 54.81 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 £80,000 per annum exclusive.

Service Charge

The estimated service charge for 2018 is £16,599.84 pa plus insurance of £631.93 pa.

Rates

The current rateable value is £60,500. Interested parties are advised to confirm 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

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Our Joint Agent

Sixteen Retail

