# 020 7491 0999

# Douglas Stevens

Chartered Surveyors



#### 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.

# **SHEFFIELD**

# Unit 35, Central Atrium Crystal Peaks Shopping Centre

PRIME RETAIL UNIT TO LET Subject to Vacant Possession

#### 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

**Douglas Stevens & Company** 

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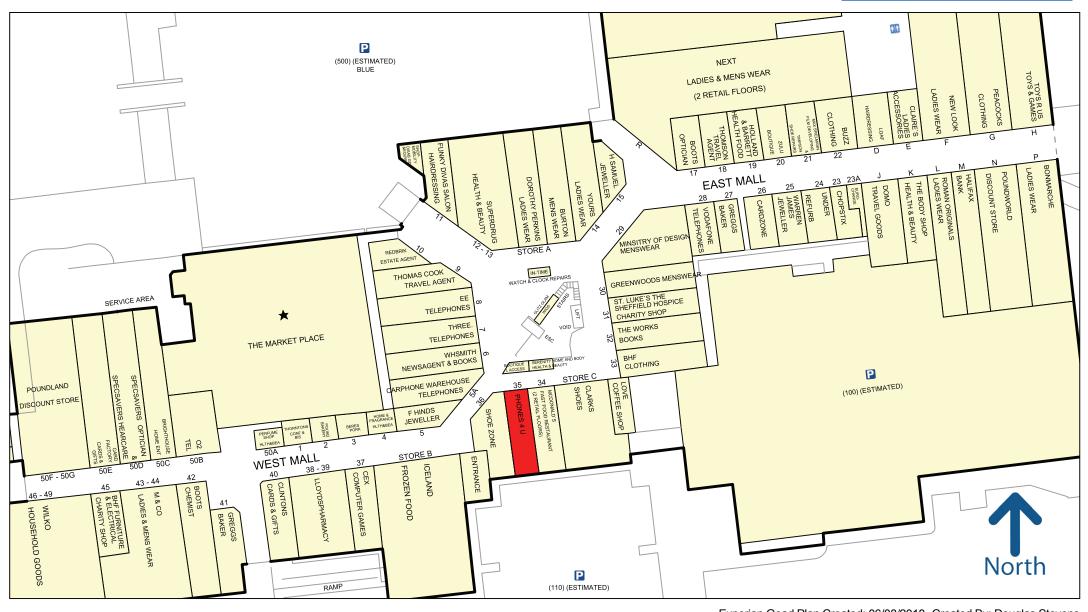
**Our Joint Agent** 

Sixteen Retail









#### 50 metres

Map data

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