

SHEFFIELD (S2 4HG)

GUERNSEY ROAD OFF QUEENS ROAD

TO LET - FORMER COMET PREMISES



SITUATION/DESCRIPTION

The premises are located just off Queens Road adjacent to **Halfords**, **Dunelm** and **Boots Opticians** and in close proximity to the Queens Road Retail Park which includes retailers such as **Asda**, **United Carpets**, **Poundstretcher** and **Magnet** together with a **B&Q Warehouse**. The premises have their own dedicated servicing and car parking for approximately 60 vehicles.

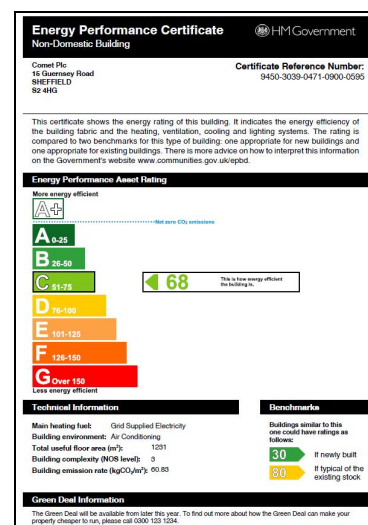
PLANNING

Open A1 non-food retail.

FLOOR AREAS

The unit is arranged on ground and lower ground floors and provides the following approximate floor areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	890.66 m ²	9,587 ft ²
Lower Ground Floor	351.04 m ²	3,782 ft ²
TOTAL	1,241.70 m²	13,369 ft²



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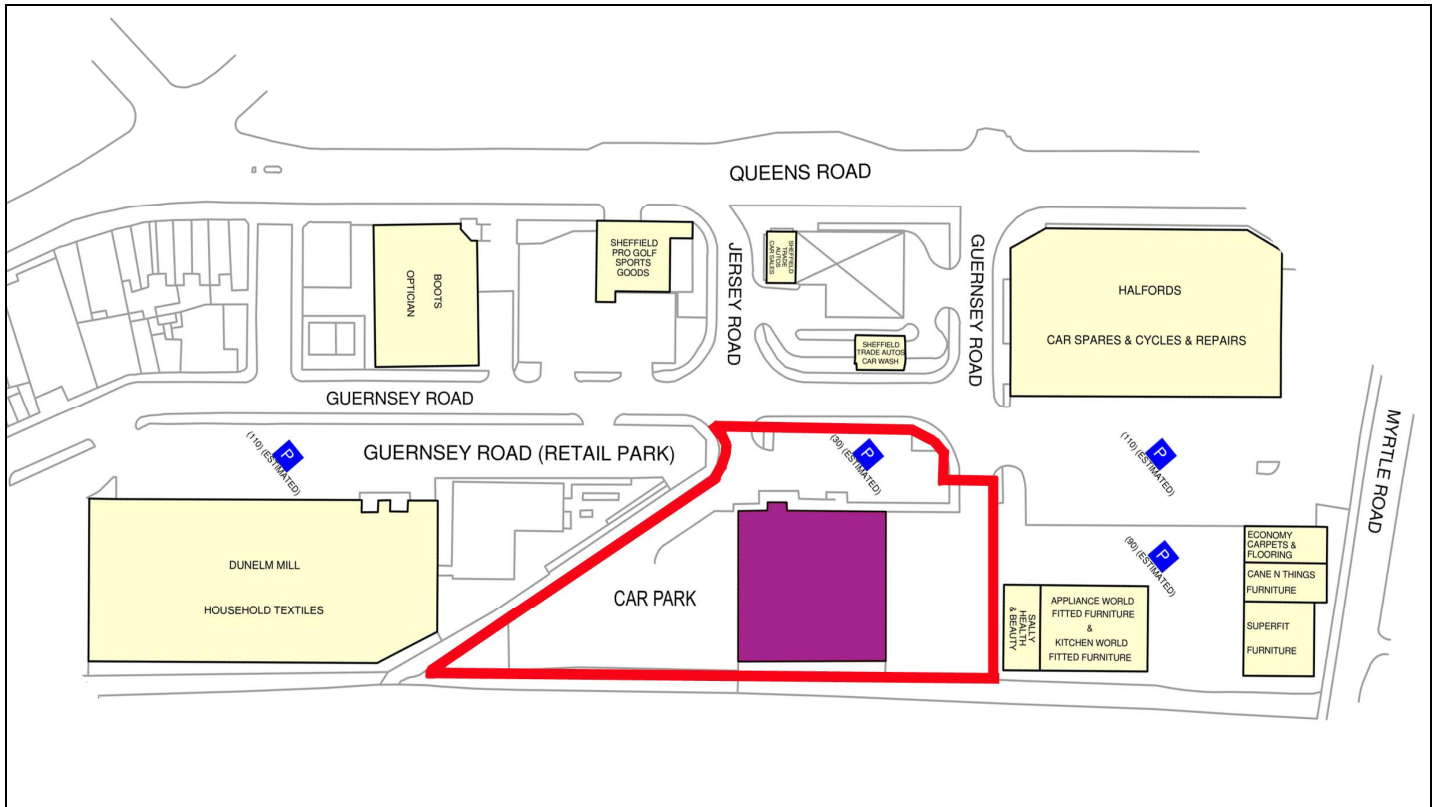
property consultants

0151 242 3000

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LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

RENT

£85,000 per annum exclusive.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£86,000
Rates Payable for 2012/2013	£39,388

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact Peter Burke
Tel 0151 242 3140
Email peter.burke@masonowen.com

Or our joint agents 4Urban Consulting Ltd.

Contact Paul Lancaster
Tel 01423 537 664
Email paul.lancaster@4urban.co.uk

SUBJECT TO CONTRACT

Details produced January 2013

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