

# SHEFFIELD

Guernsey Road, Off Queens Road S2 4HG  
TO LET



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## Guernsey Road, off Queens Road S2 4HG

### LOCATION

The premises are located just off Queens Road adjacent to **Halfords**, **Exercise 4 Less** and **Boots Opticians** and in close proximity to the Queens Road Retail Park which includes retailers such as **Asda**, **Home Bargains**, **Poundstretcher** and **Magnet** together with a **B&Q Warehouse**.

The premises have their own dedicated servicing and car parking for approximately 60 vehicles.

### ACCOMMODATION

It is understood that the property provides the following approximate gross areas:

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	890.66 m <sup>2</sup>	9,587 ft <sup>2</sup>
Lower Ground Floor	351.04 m <sup>2</sup>	3,782 ft <sup>2</sup>
<b>TOTAL</b>	<b>1,241.70 m<sup>2</sup></b>	<b>13,369 ft<sup>2</sup></b>

The floors are connected with a passenger lift and stairs.

### 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.

### FREEHOLD

Offers may be considered for the freehold interest.

### EPC

The Energy Performance Asset Rating is Band **C68**.  
A full copy of the EPC is available on line at [www.epcregister.com](http://www.epcregister.com)

### VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

### LEGAL COSTS

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

### PLANNING

Open A1 non-food retail.

### RATES

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

<b>Rateable Value 2017</b>	<b>£104,000</b>
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For Rates Payable information interested parties are advised to visit

[www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

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

### VIEWING

All arrangements to view the premises are strictly by prior arrangement with Mason Owen

**Contact Peter Burke**

**Tel 0151 242 3140**

**Mobile 07798 576 790**

**Email [peter.burke@masonowen.com](mailto:peter.burke@masonowen.com)**



Or our joint agents 4Urban Consulting Ltd.

**Contact Paul Lancaster**

**Tel 01423 537 664**

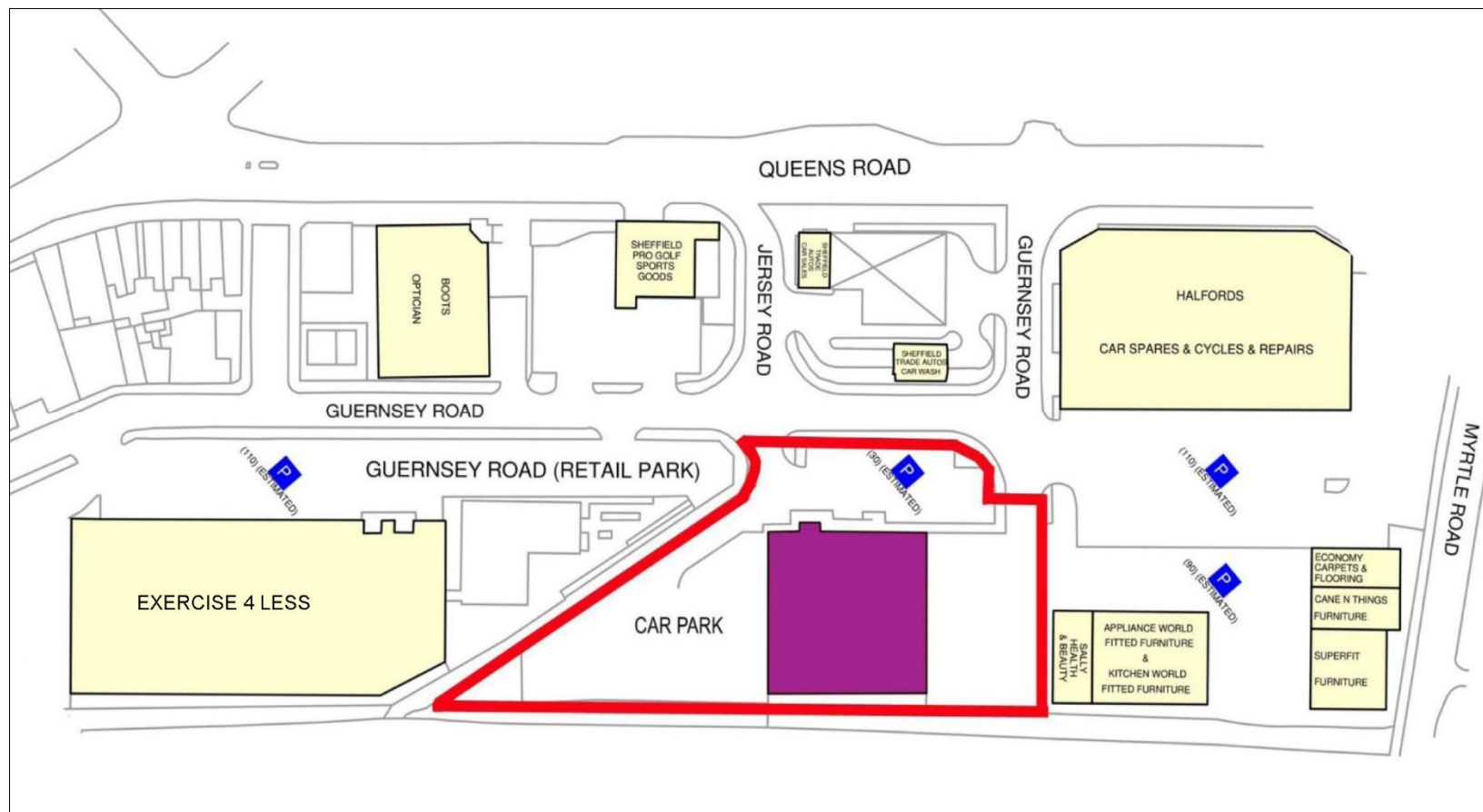
**Email [paul.lancaster@4urban.co.uk](mailto:paul.lancaster@4urban.co.uk)**

### Subject to Contract

Details produced February 2018

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## GUERNSEY ROAD, OFF QUEENS ROAD S2 4HG



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