

TO LET



**Unit 6, Kilner Way Retail Park
North Sheffield, S6 1NN**



Available by way of assignment or sublet.

LOCATION

Located on the established Kilner Way Retail Park in North Sheffield, benefiting from strong footfall, excellent visibility, and access to the A61. The site provides ample free parking and is surrounded by national retailers.

Adjacent to Dunelm and a new B&M (opening in the former Tesco). Other occupiers on the park include TK Maxx, Poundland, Halfords, Pets at Home, Home Bargains, and Costa.

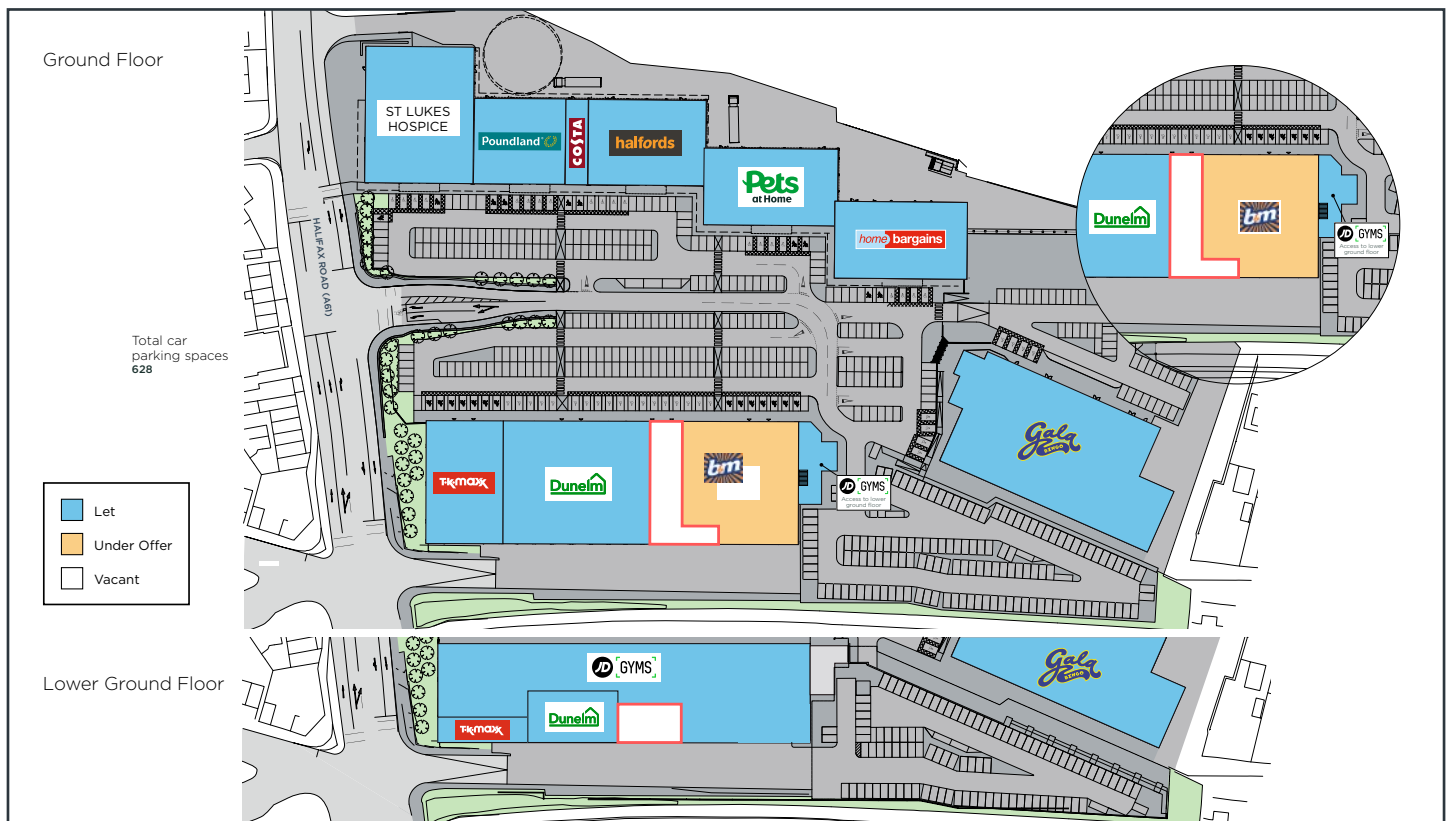
DESCRIPTION

Retail Warehouse of 5,797 sq.ft Ground Floor + 2,222 sq.ft Mezzanine.

LEASE

Held on a lease within the Landlord & Tenant Act, expiring 13 November 2032, with a tenant-only break option on 14 November 2027. Rent: £102,900pa

Rateable Value: £97,000



For further information please contact the following:



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