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eddisons.com

RETAIL/LEISURE - TO LET

Eddisons



ARCH 14, VICTORIA QUAYS, WHARF STREET, SHEFFIELD, SOUTH YORKSHIRE S2 5SY

Rent: £11,000 per annum exclusive

Size: 966 sq ft (89.74 sq m)

- Ideal for leisure use.
- Picturesque waterside.
- City Centre event location.

LOCATION

The property is located within the Victoria Quays Complex, Sheffield's premier waterside mixed use development scheme. Vehicle access to the property is excellent due to its close proximity to both the Park Square roundabout at the western end of the A57 Sheffield Parkway and the direct access provided from the A61 Sheffield Inner Ring Road.

Junction 33 of the M1 Motorway is located approximately 4 miles to the east via the A57 Sheffield Parkway.



DESCRIPTION

The property comprises of a lockup leisure/retail Arch previously used as a snooker practice hall. Internally, the Arch is open plan with WC and store to the rear.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

LEASE TERMS

The Arch is available to let by way of a new full repairing and insuring (FRI) lease, on a term of 3 or 5 years or multiples thereof.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Leisure/Retail	57.8	622
Stores/WC	32.0	344
Total	89.8	966

RENT

£11,000 per annum exclusive

VAT

We understand that VAT will be charged on the rent.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £8,300.

TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction



EPC

The property has an EPC of C(66). A copy of the EPC is available from the agent.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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LISTED STATUS

The property is part of a Grade II listed building.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact:- Paul Oddy

Paul.oddy@eddisons.com

0114 244 9121

751.1220499

For more information, visit eddisons.com

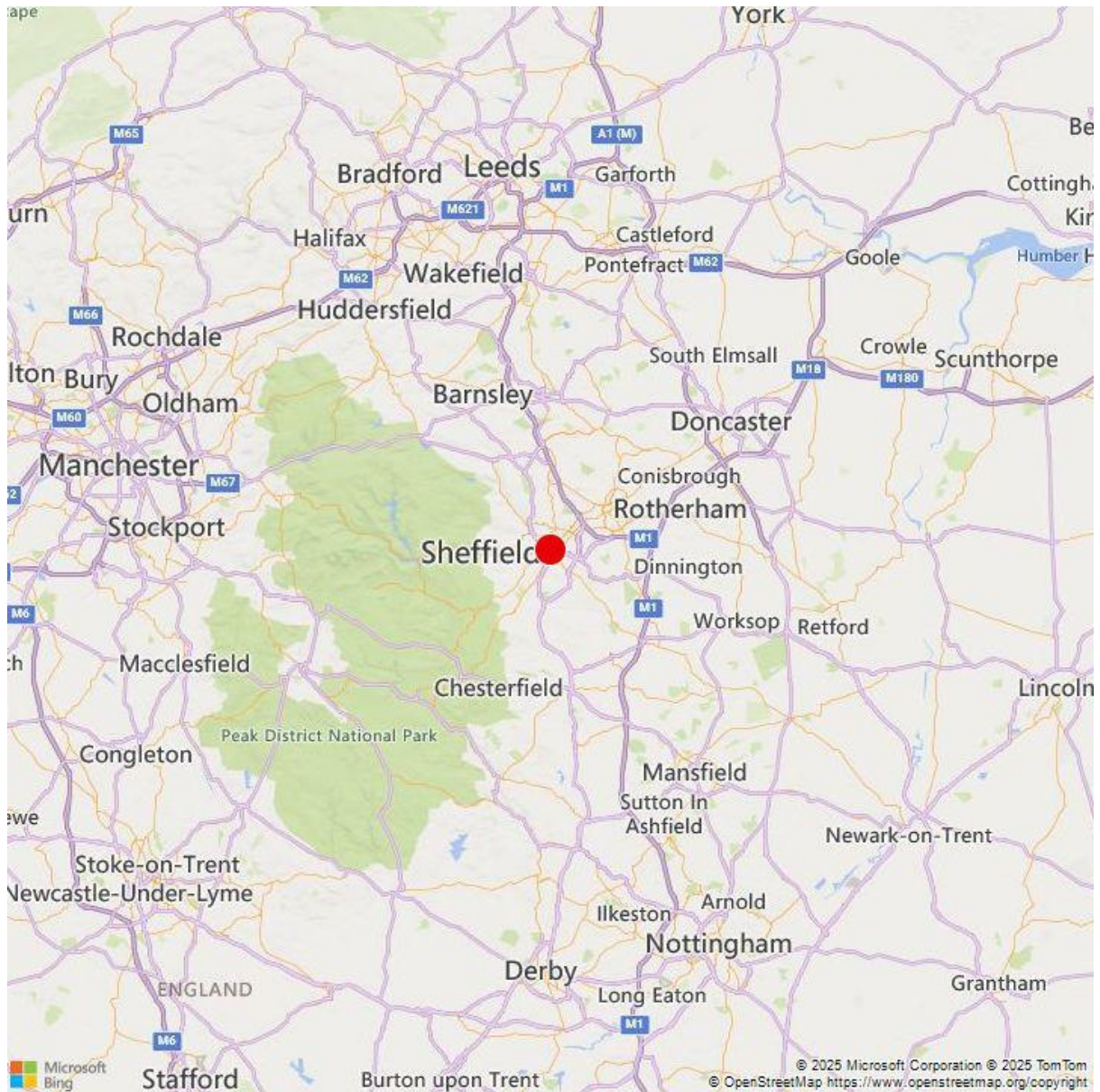
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