



Unit H2, East Mall, Crystal Peaks Shopping Centre, Sheffield, S207PJ

External facing fitted restaurant unit

Summary

Tenure	To Let
Available Size	1,642 sq ft / 152.55 sq m
Rent	£40,000 per annum
Service Charge	The service charge budget for year ending 2023 is £6,794.21 pa
Rates Payable	£12,849.25 per annum
Rateable Value	£25,750
EPC Rating	Upon enquiry

Key Points

- Free parking immediately in front of premises
- Prominent external elevation position
- Subject to vacant possession
- Extended trading hours
- Fitted restaurant space

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Description

The 635,000 sq ft centre is anchored by the 90,000 sq ft Sainsburys and 56,000 sq ft M&S. The unit is situated on the external elevation of the East Mall adjacent to the Tanning Shop. Other nearby retailers include New Look, Peacocks and Bon Marche.

Location

Crystal Peaks is a major shopping destination 7 miles south east of Sheffield City Centre with an annual footfall of approximately 8 million. As a retail destination the centre is further strengthened by the adjacent Crystal Peaks and Drakehouse Retail Parks as well as Crystal Peaks Village which together form one of Sheffield's main Retail Park clusters.

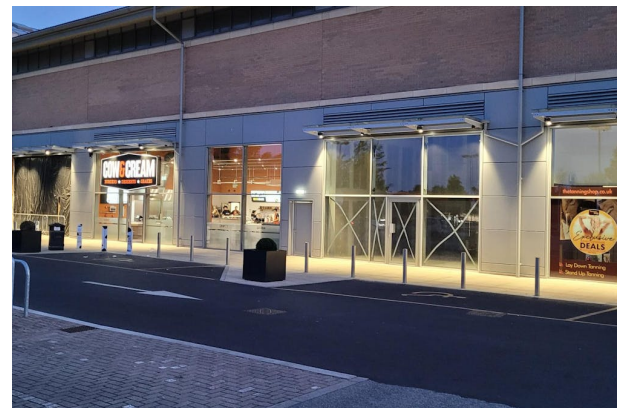
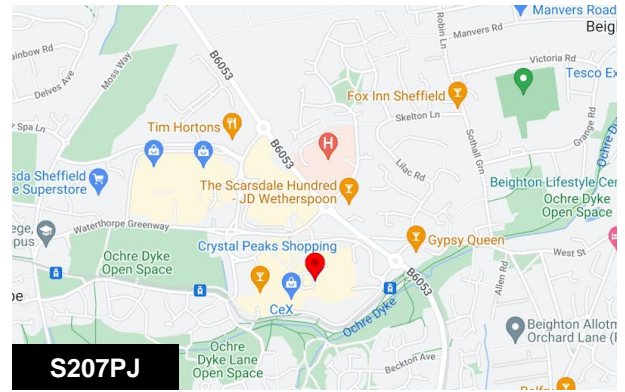
Road access is easy from both junctions 30 and 31 of the M1 motorway and the 2,000 parking spaces at the centre are free of charge. The centre also had its own bus station and super tram stops ensuring maximum connectivity to the local shopper population.

Rates

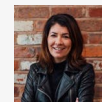
From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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