



SHEFFIELD

UNIT 2, 9 THE MOOR S1 4PF

LOCATION

Sheffield is the principal city in South Yorkshire situated 38 miles west of Manchester and 36 miles south of Leeds, with a population of 556,500 (Source: ONS Census 2021). Situated in the heart of Sheffield City Centre, The Moor comprises 1.3m sq ft of retail and leisure space. Occupiers include **Sports Direct/USC, Primark, H&M, Next, JD, Five Guys, Nandos, The Light Cinema, Boom Battle Bars, Lane 7**, as well as the **Moor Market** – one of the UK's best indoor markets, home to over 90 independent traders.

The subject premises occupy a prime position on The Moor in between **Five Guys** and **River Island**. Other occupiers include **H&M, New Look, JD** and **Primark**

ACCOMMODATION

The premises provide the following approximate floor areas:-

Ground Floor	318.94 sq m	(3,433 sq ft)
First Floor	308.63 sq m	(3,322 sq ft)
Second Floor	274.34 sq m	(2,953 sq ft)
Basement	274.34 sqm	(2,953 sq ft)

TERMS

The premises are available by way of a new 10-year effective full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

Upon application.

SERVICE CHARGE

The current service charge estimate is £33,476 per annum.

RATES

This property is subject to a rating quote.

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of B (36). A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



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