



13 Sicity Avenue
Sheffield, S5 6NF

PROMINENT RETAIL/LEISURE UNIT

9,275 sq ft
(861.68 sq m)

- Popular Sheffield Suburb
- Suitable for variety of uses
- New sub lease available

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Summary

Available Size	9,275 sq ft
Rent	£40,000 per annum
Rates Payable	£22,145 per annum
Rateable Value	£51,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

The property comprises a large retail/leisure unit that forms part of a parade of shops. The unit is prominently situated in the centre of the parade and benefits from a full glazed frontage. Internally the accommodation is divided to form a large ground floor sales area with separate storage, staff facilities and loading to the rear. Further accommodation is provided on the first floor. On street parking is available directly in front of the property.

Location

The property is located on Sacey Avenue in Firth Park, a busy suburb of Sheffield. The City Centre is located approximately 3.5 miles to the south of the property and Meadowhall Shopping Centre and Junction 34 of the M1 are only 2 miles away. Nearby occupiers include Heron Foods and Boyes.

Accommodation

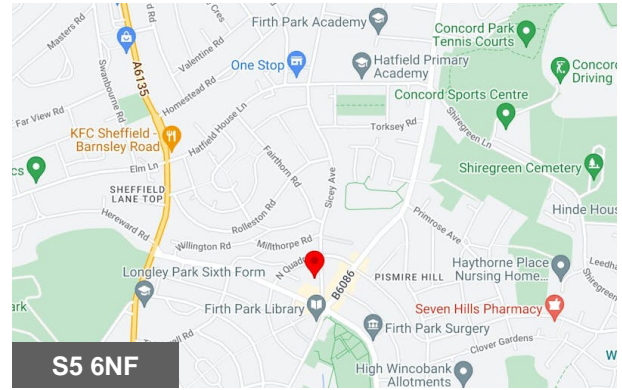
Name	sq ft	sq m
Ground - Sales	6,316	586.78
Ground - Rear store/staff area	1,306	121.33
1st - Storage	1,653	153.57
Total	9,275	861.68

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £40,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

We understand the property has the new E Planning use class but recommend that interested parties make their own enquiries via the local authority.



Viewing & Further Information



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