



Store C, Central Atrium, Crystal Peaks Shopping Centre, Sheffield, S207PJ

Retail space located in Crystal Peaks Shopping Centre, situated between Love Coffee Shop and McDonalds.

Summary

Tenure	To Let
Available Size	4,603 sq ft / 427.63 sq m
Service Charge	The service charge budget for year ending 2023 is £35,394.21 pa. The building insurance figure for the same period is £1,317.17
Rates Payable	£39,936 per annum
Rateable Value	£78,000

Key Points

- *SUBJECT TO VACANT POSSESSION*
- Free parking
- Nearby occupiers include Trespass, Superdrug and WHSmith
- Well connected to amenities
- Large prominent double fronted unit located in the Central Atrium

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EPC Rating	Upon enquiry

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 in the Central Atrium with nearby retailers including Trespass, WHSmith and Superdrug

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.

Accommodation

The accommodation comprises the following areas:

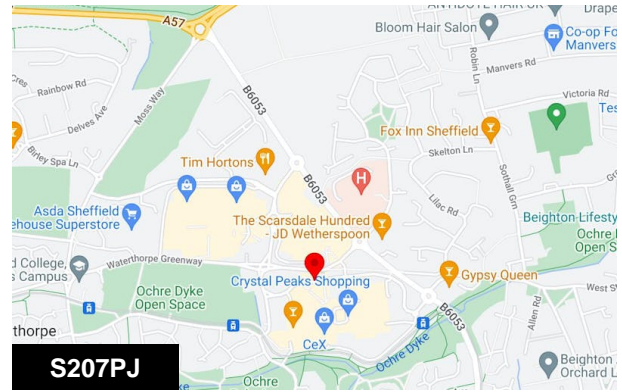
Name	sq ft	sq m
Ground - Ground Floor	3,037	282.15
1st - First Floor	1,566	145.49
Total	4,603	427.64

Rates

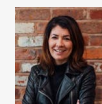
From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

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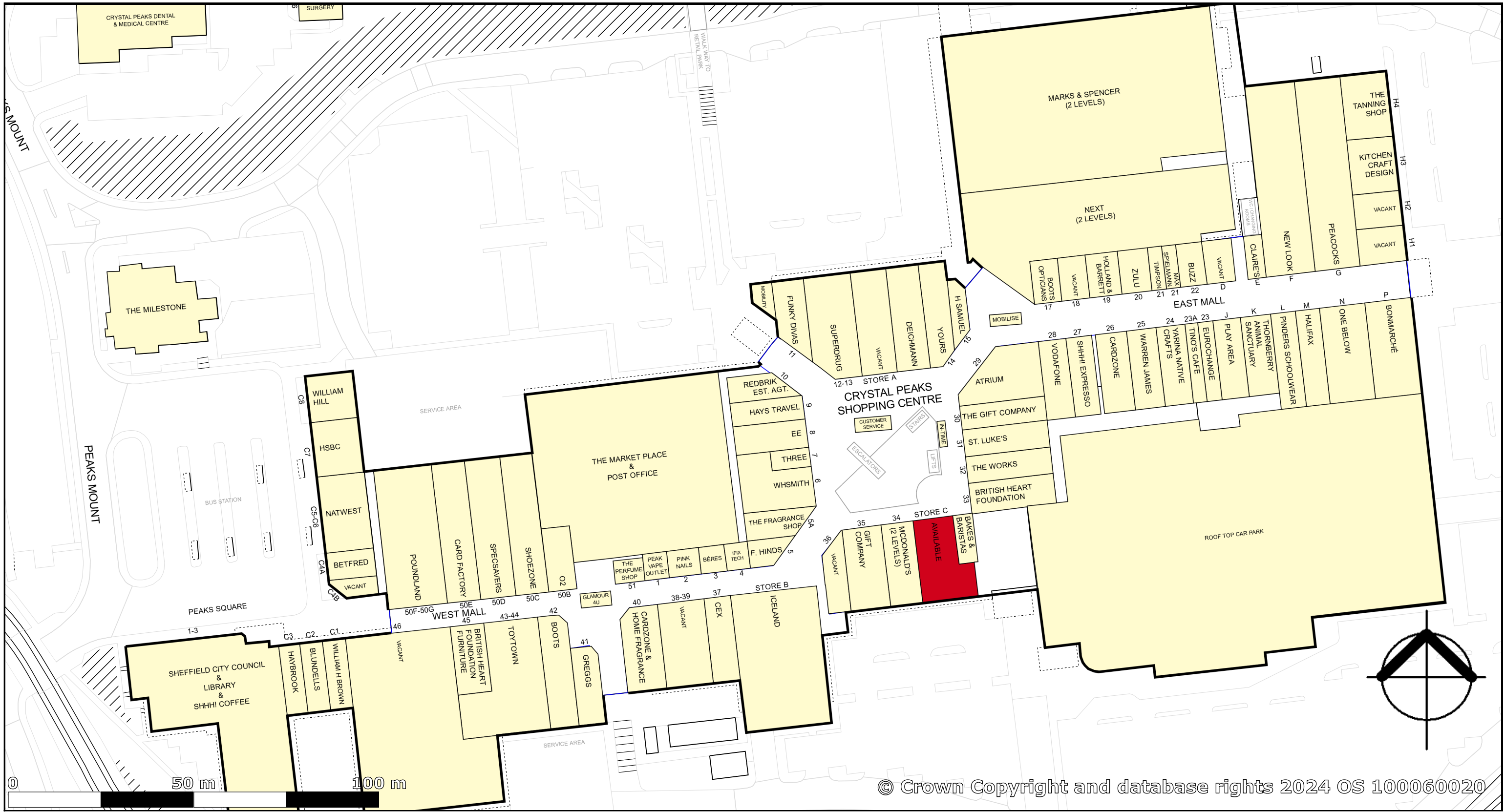
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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the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

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 04/06/2024

Store C, Central Atrium



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