

0114 2449121

eddisons.com

RETAIL/LEISURE - TO LET

Eddisons



ARCH 13, VICTORIA QUAYS, WHARF STREET, SHEFFIELD, SOUTH YORKSHIRE S2 5SY

**Rent: £5,200 per annum exclusive**

**Size: 363 sq ft (33.7 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. Internally, the Arch is open plan.

## SERVICES

Mains electricity and water are connected and 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 <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Leisure/Retail	33.7	363
<b>Total</b>	<b>33.7</b>	<b>363</b>

## RENT

£5,200 per annum exclusive

## VAT

We understand that VAT is charged on the rent and/or any other payments detailed.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property is not currently assessed for business rates.



## TENURE

Leasehold

## LEGAL COSTS

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

## EPC

No EPC is required as the Arch is smaller than 50.0 sq m.

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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.

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## ANTI-MONEY LAUNDERING

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

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road  
Sheffield  
S61 2DW

Contact:- Paul Oddy

[Paul.Oddy@eddisons.com](mailto:Paul.Oddy@eddisons.com)

0114 244 9121

751.1220499

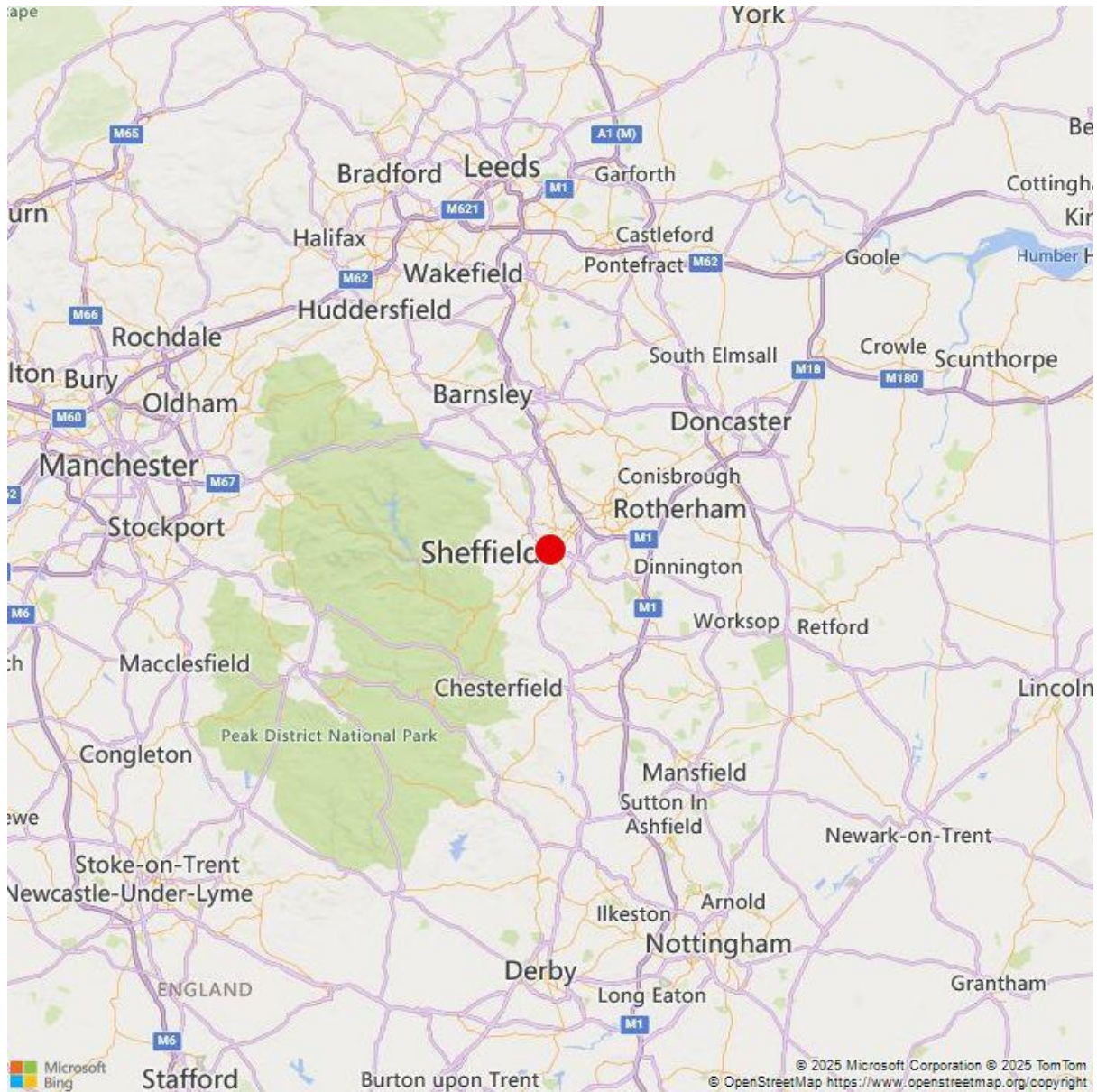
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