



Standalone Pod Unit - To Let
Parkway Retail Park, Sheffield, S2 5AU
Unit 4 — 1,966 sq ft (183 sq m)



Neighbouring Occupiers include:



Location

Centrally located, Sheffield is one of the most accessible cities in the UK.

Sheffield has a population of 563,000, the 8th largest in England. The Metropolitan population for the Sheffield district is 1.5m

Description

- Prominent retail park extending to 80,000 sq ft
- Adjacent to the A57 Sheffield Parkway - 57,000 passing vehicles on average each day
- 20,000 to 25,000 weekly car visitors to the park
- Existing tenants include Home Bargains, Iceland, Matalan, Card Factory, Subway, Greggs & Buzz Bingo (Gala Bingo's rebranded concept).

Accommodation

Available Immediately, the subject property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and extends to the following approximate Gross Internal Area:

Ground Floor **1,966 sq ft** **(183 sq m)**

Planning

The unit benefits from Class A1 Retail consent - but would suit a variety of uses (subject to planning) such as coffee shop or drive thru.

Terms

The premises are available by way of a new 10 year full repairing and insuring basis incorporating 5 yearly reviews. Rent upon application.

Business Rates

We understand the current rateable value of the property is £53,000. The standard business multiplier for 2018/19 is 49.3p

Service Charge

A service charge will be applied to the unit - further details are available upon request.

EPC

Available upon request.

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

Dec 2018 - Subject to Contract

Viewing & Further Information

Please contact:

John Reid: jreid@wsbproperty.co.uk

Adam Mobley: amobley@wsbproperty.co.uk

Or our joint agents Cheetham & Mortimer

Conor Mulloy : cmulloy@cheetham-mortimer.com

PROPERTY CONSULTANTS

wsb

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0113 234 1444



Above: Parkway Retail Park Sheffield

Below: Scheme layout



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