



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME RETAIL UNIT TO LET

96 THE MOOR, SHEFFIELD



LOCATION

- Prime pedestrianised shopping pitch.
- Following major developments 22% rise in footfall over last year to 11.2m per annum
- Opposite The Moor Market and close to new flagship Primark store, JD Sports, GAP, Boots and Specsavers.
- Next relocating to 42,000 sq ft former BhS close by for Easter 2019

ACCOMMODATION

The premises are arranged across ground, first and second floors and provide the following approximate dimensions and floor areas:

Description		
Ground Floor Sales	166.0 sq m	1,787 sq ft
First Floor Sales	96.6 sq m	1,040 sq ft
Total	262.6 sq m	2,827 sq ft

The premises benefit from rear servicing and WC facilities.

LEASE TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease subject to upward only rent review after 5 years.

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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RENT

Offers are invited in the region of **£59,950** per annum exclusive

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value (2018/19)	£41,750
UBR (2018/19)	48.00p

SERVICE CHARGE

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts. The current service charge is £3,173.46 plus VAT per annum.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

Paul Lancaster:
T: 0114 279 2852
M: 07798 523461
E: paul@paul-lancaster.co.uk

Tom Lancaster:
M: 07837936710
E: tom@paul-lancaster.co.uk

EPC

EPC details on request.

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Sheffield - Central



Experian Goad Plan Created: 18/12/2018
Created By: Paul Lancaster CPC



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