

TO LET

Unit 4

866 sq.ft

(80.5 sq.m)

SUBJECT TO REFURBISHMENT

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866 sq.ft
(80.5 sq.m)

M Core
LCP UK
01384
400123

Will Helm 07774 666905
W.Helm@lcpproperties.co.uk

Crosthwaite
COMMERCIAL
T 0114 272 3888
www.crosthwaitecommercial.com

Tom Shelton 07728 335482
tom@crosthwaitecommercial.com



TO LET

M UNIT 4

Parkside Shopping Centre
Sheffield
S21 1FY

Occupiers Include

 **Barnardo's**

 **Domino's**

DESCRIPTION

The property comprises a single-storey terrace retail unit, forming part of an established shopping parade, with good car-parking provision. Nearby occupiers include Aldi, Ashgate Hospicecare, Barnardo's and Domino's. Subject to refurbishment.

UNIT SIZE

Ground Floor: 866 sq.ft (80.5 sq.m).

RENT

£18,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

BUSINESS RATES

Rateable Value: £11,000. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Approximately £300 per annum plus VAT.
Insurance: TBC

ENERGY PERFORMANCE

EPC: B-42. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



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Lettable Units On-Site



8,694 sq.ft

Total Area



What Three Words
sweetly.darts.screening

PARKSIDE LOCAL

SITE PLAN



Will Helm
07774 666805
WHelm@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent



T 0114 272 3888
www.crosthwaitecommercial.com

Tom Shelton
07738 335482
tom@crosthwaitecommercial.com

Charlie Appleyard
07852 195089
charlie@crosthwaitecommercial.com



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