



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

RETAIL UNIT TO LET

27 TAPLIN ROAD, HILLSBOROUGH, SHEFFIELD, S6 4JD



LOCATION

Located in the densely populated suburb of Hillsborough which benefits from a diverse range of national and local retailers the subject premises are located on Taplin Road just off the main retail area of Middlewood Road.

ACCOMMODATION

The unit is arranged on ground floor and basement to provide the following approximate dimensions and floor areas:

Description		
Nett Frontage	25' 8"	7.82 m
Shop Depth	28' 8"	8.73 m
Ground Floor Sales	735 sq ft	68.28 sq m
Basement Ancillary	623 sq ft	57.87 sq m
Total	1,358 sq ft	126.16 sq m

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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The premises benefit from rear access, wc facilities, air conditioning, suspended ceiling with integral lighting, wall boarding and laminate flooring.

LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable.

RENT

£8,500 per annum exclusive of VAT, Rates and Service Charge.

RATES

Description	Shop and Premises
Rateable Value (2019/20)	£5,600
UBR (2019/20)	49.1p

USES

The premises are suitable for a variety of uses including retail, leisure, showroom and office subject to any planning consents that may be required.

COSTS

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

VIEWING

Strictly by appointment through the joint sole agents:-

Paul Lancaster Property Consultants
Tom Lancaster
T: 0114 279 2852
M: 07837936710
E: tom@paul-lancaster.co.uk

Or

Craven Wildsmith
T: 01302 368 686

EPC

Available on request.

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