



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME RETAIL UNIT TO LET

98 THE MOOR, SHEFFIELD



LOCATION

- **Prime pedestrianised shopping pitch.**
- **Adjacent Greggs and Subway**
- **Opposite The Moor Market and Sports Direct**
- **Close to Primark, JD Sports, Boots and Sainsburys.**

ACCOMMODATION

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

Description		
Internal Width	5.73 m	18 ft 10 in
Ground Floor Sales	163.32	1,758 sq ft
First Floor Sales	99.31	1,069 sq ft
Total	262.63	2,827 sq ft

The premises benefit from rear servicing. WC facilities are located on the first floor.

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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www.paul-lancaster.co.uk



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RENT

Offers are invited in the region of **£56,500** 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 (2017)	£41,000
UBR (2018/2019)	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 £5,263 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 rating D (89).

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Sheffield - Central



50 metres

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Experian Goad Plan Created: 15/08/2024
Created By: Paul Lancaster CPC

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

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