

**3 MONTHS
RENT FREE**

On the Instructions of



SHEFFIELD S6 2LR

Unit 3, Hillsborough Barracks Shopping Centre, Langsett Road



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	183.75	1,978

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available to let by way of a new lease for a term to be agreed, to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954, at a commencing rental of £22,500 per annum exclusive.

The initial annual service, building insurance, electricity and water charges will be in the region of £4,500, £850, £800 and £250 respectively.

Location

The unit is situated within the **Morrisons** food store to the rear of the checkouts adjacent to **Co-op Travel**. Other in-store occupiers include **World of Suites** and **Faststyles Jewellers**.

The **Morrisons** store comprises some 10,219 sq m (110,000 sq ft) together with adjacent shopping centre, petrol filling station and large free car park.

The development is situated in Hillsborough town centre adjacent to the local bus and tram interchange, between Penistone Road (A61) and Langsett Road, some 2 miles to the north west of the city centre.

Description

The unit is fully fitted with shop front, suspended ceiling, integrated lighting, air conditioning and incorporates sales area, office, storage and kitchen facilities.

Rating

The unit is not currently subject to a separate rating assessment. However should the unit become separately assessed the tenant will become responsible for rates payable.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

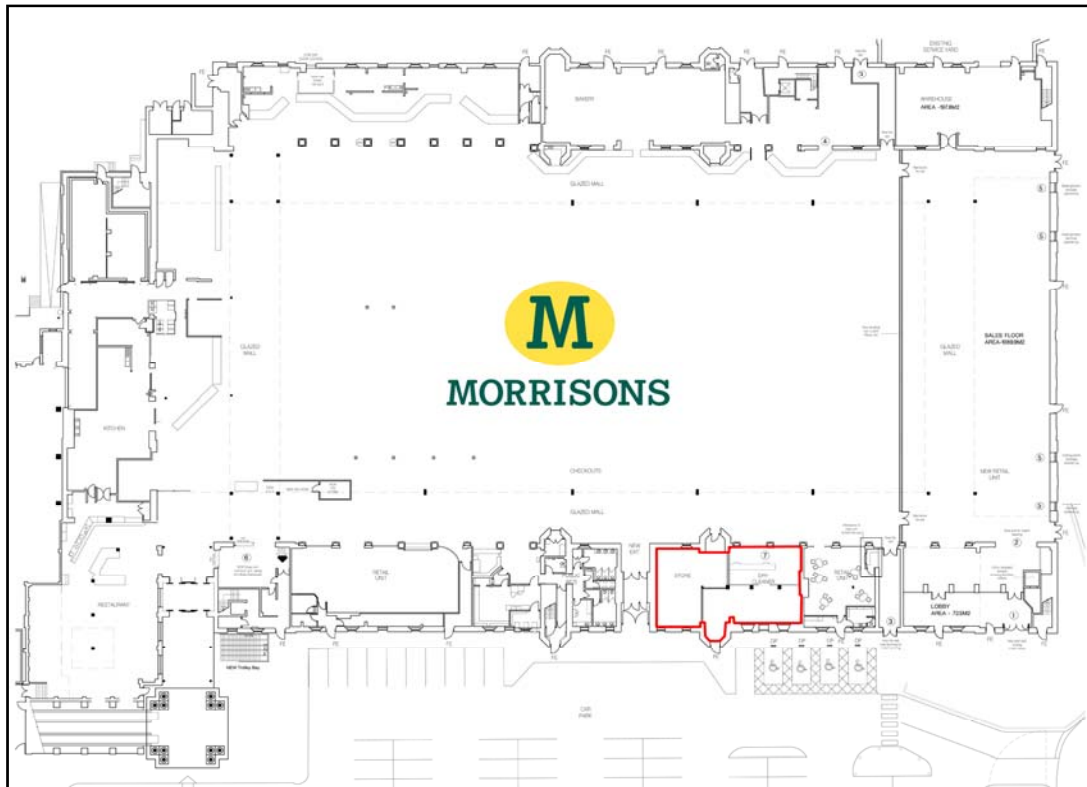
Viewing

Strictly by appointment through joint agents.

Contact: Kevin Brereton
Rapleys LLP
0161 817 6232
kjb@rapleys.co.uk

Paul Lancaster
Lane Walker
0114 275 3260
paul@lanewalker.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



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