

**Retail Unit
TO LET**

Retail & Leisure

**3 MONTHS
RENT FREE**

On the Instructions of



SHEFFIELD S6 2LR

Unit 2, Hillsborough Barracks Shopping Centre, Langsett Road



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	86.39	930

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 full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews at a rental of £13,000 per annum exclusive.

The initial annual service charge and building insurance for Unit 2 will be in the region of £2,000 and £390 respectively.

Location

The unit is situated within the shopping mall adjacent to the **Morrisons** food store with other occupiers in close vicinity including **Premier Eye Care** and **Slumber Time Bed Company**.

The **Morrisons** store comprises some 10,219 sq m (110,000 sq ft) together with a petrol filling station and free car parking providing some 850 spaces.

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 comprises premises arranged over ground floor only with shop front, carpeted floor and suspended ceiling with integrated lighting.

Planning

The unit benefits from Class A1 planning permission.

Rating

We are verbally advised the Rateable Value for Unit 2 is £8,400, the UBR for 2011/2012 being 42.6p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

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.

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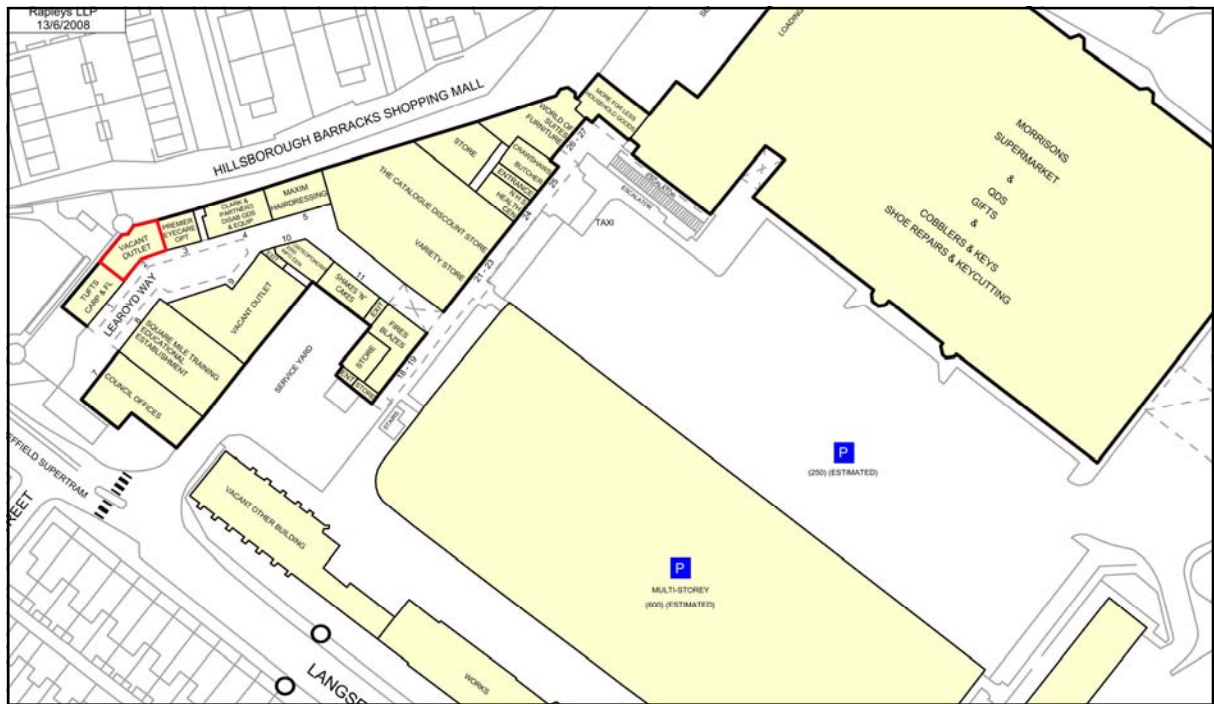
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