

**3 MONTHS  
RENT FREE**

On the Instructions of



# SHEFFIELD S6 2LR

**Units 2 & 11, Hillsborough Barracks Shopping Centre, Langsett Road**



### Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
<u>Unit 2</u>		
Ground Floor	86.39	930
<u>Unit 11</u>		
Ground Floor	63.92	688

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

### Terms

The units are available to let by way of new full repairing and insuring leases for terms to be agreed subject to 5 yearly upward only rent reviews at the following commencing rentals:

Unit 2	£13,000 per annum exclusive
Unit 11	£9,000 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. The initial annual service charge and building insurance for Unit 11 will be in the region of £1,800 and £330 respectively.

### 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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**[www.rapleysmorrisons.co.uk](http://www.rapleysmorrisons.co.uk)**

### Location

The units are 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 units comprise premises arranged over ground floor only with shop front, carpeted floor and suspended ceiling with integrated lighting.

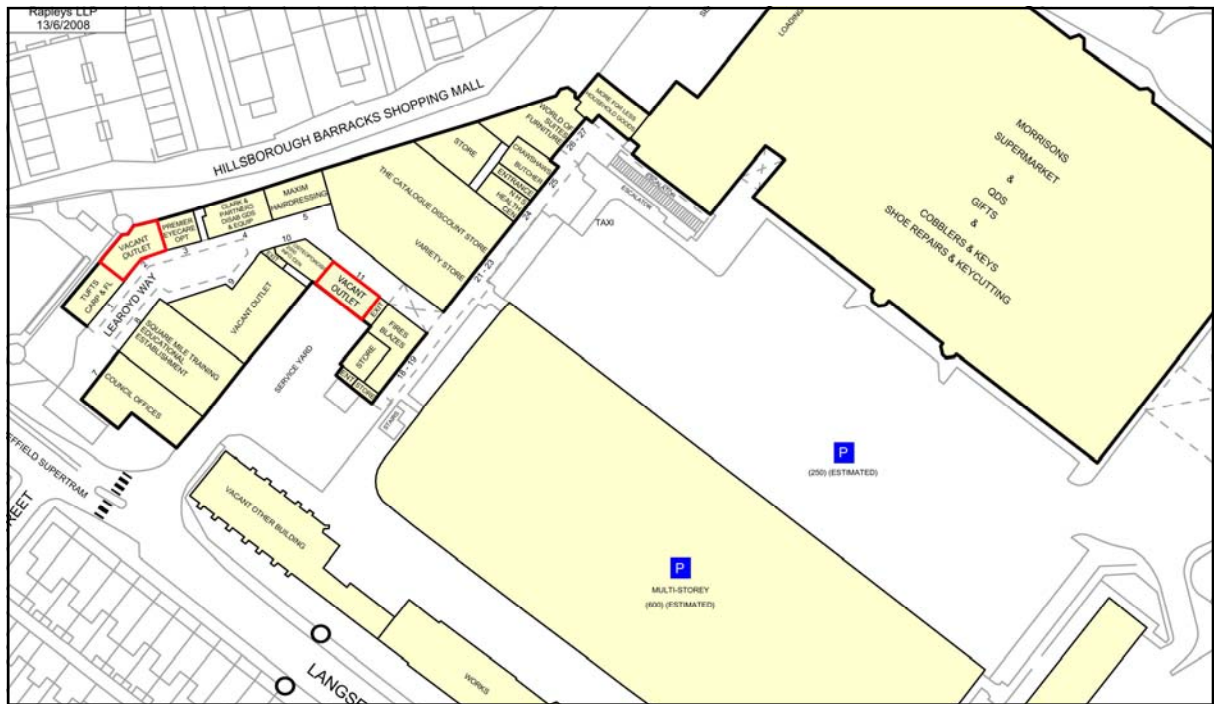
### Planning

The units benefit from Class A1 planning permission.

### Rating

We are verbally advised the 2010 Rateable Value for Units 2 and 11 is £8,400 and £7,000 respectively, the UBR for 2010/2011 being 40.7p.

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



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