

TO LET

Unit 4

866 sq.ft

(80.5 sq.m)

SUBJECT TO REFURBISHMENT



TO LET 866 sq.ft (80.5 sq.m)

FAMOUS FOR VALUE MULTONS FOODS

TO LET

M UNIT 4

Parkside Shopping Centre
Sheffield
S21 1FY

Occupiers Include

 Barnardo's

 Domino's

DESCRIPTION

The property comprises a single-storey terrace retail unit, forming part of an established shopping parade, with good car-parking provision. Nearby occupiers include Aldi, Ashgate Hospicecare, Barnardo's and Domino's. Subject to refurbishment.

UNIT SIZE

Ground Floor: 866 sq.ft (80.5 sq.m).

RENT

£18,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

BUSINESS RATES

Rateable Value: £11,000. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Approximately £300 per annum plus VAT.
Insurance: TBC

ENERGY PERFORMANCE

EPC: B-42. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



5

Lettable Units On-Site



8,694 sq.ft

Total Area



What Three Words
sweetly.darts.screening

PARKSIDE LOCAL

SITE PLAN



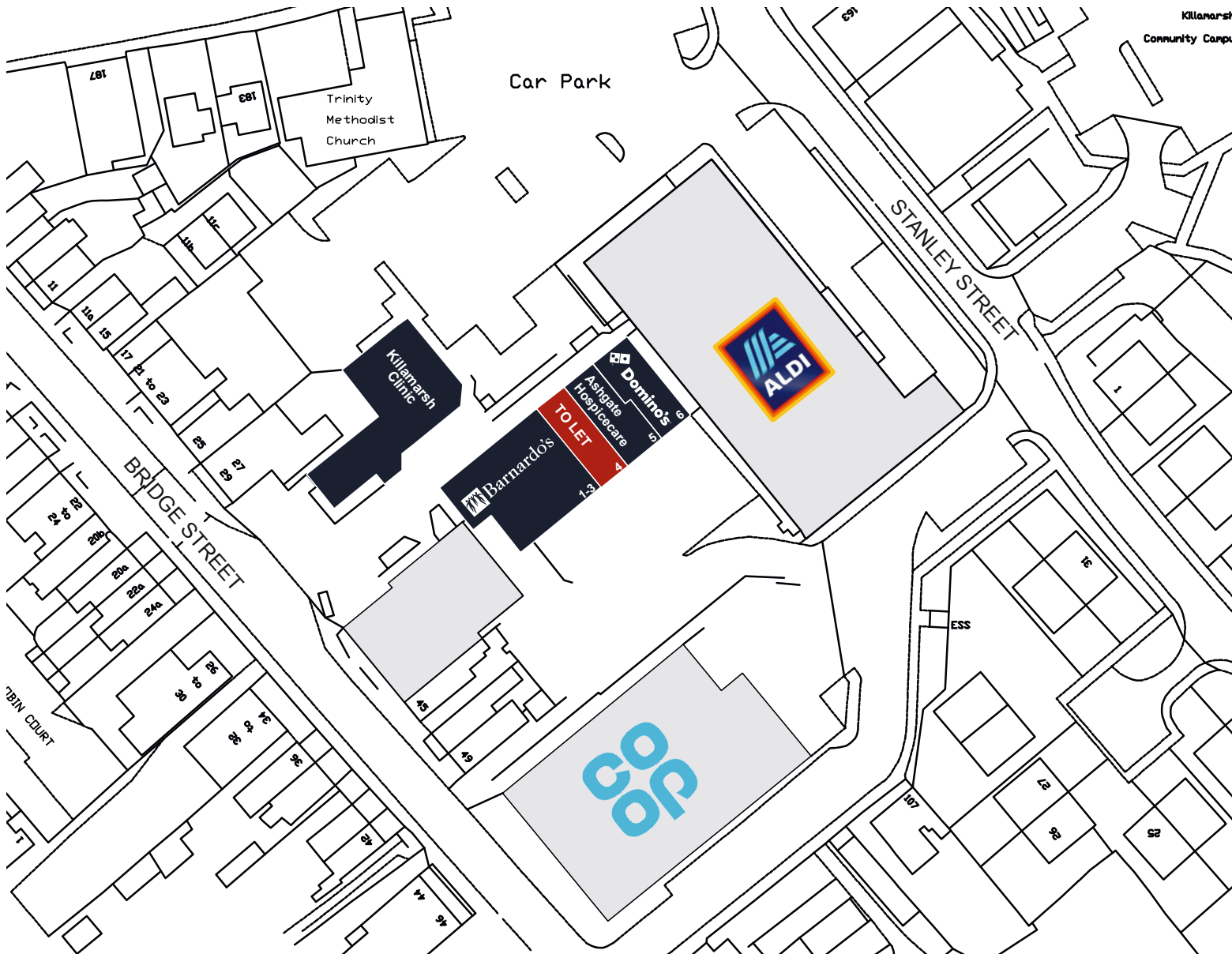
Will Helm
07774 666805
WHelm@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent



T 0114 272 3888
www.crosthwaitecommercial.com

Tom Shelton
07738 335482
tom@crosthwaitecommercial.com



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.