

# UNIT 4, 11 HALFWAY CENTRE

SHEFFIELD, S20 4TA



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### PROPERTY DESCRIPTION

The property is a ground floor lock-up shop located within a busy neighbourhood.

The unit forms part of a block of 6 shops comprising a range of uses including a hair salon, convenience store and takeaway.

The property is located less than 2 miles from Crystal Peaks shopping centre, within 8 miles of Sheffield City Centre and is a 15-minute drive from the M1.



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### ACCOMMODATION

Total floor area of approximately 84 sq. m. (905 sq. ft.)

The Unit is divided in to two main areas, with a small store and WC to the rear. There is also additional storage space in the meter cupboard which is separately accessed at the rear of the property.

### PLANNING

The property has planning permission for Use Class E (Shops). Any sort of take-away, hot food or restaurant uses are not permissible.

### BASIS OF LETTING

The property can be available on a Quarterly Tenancy or fixed term lease subject to formal council approvals.





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### PRINCIPLE TERMS

Sheffield City Council are requesting offers in excess of £3000pa.

### SERVICES

The property has mains electricity and water connections.

### EPC

The property has an EPC rating of C. Please see additional documentation for further information.





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### BUSINESS RATES

A Rateable Value of £2,850 (from the Valuation Office website)

For further information please contact the Valuation Office Agency:-

Telephone: (0114) 289 4600 or Email: [sheffieldgroup.vo@voa.gsi.gov.uk](mailto:sheffieldgroup.vo@voa.gsi.gov.uk)

For information on business rates payable or business rate reliefs or allowances please telephone (0114) 2734398 or e-mail [business.rates@sheffield.gov.uk](mailto:business.rates@sheffield.gov.uk).



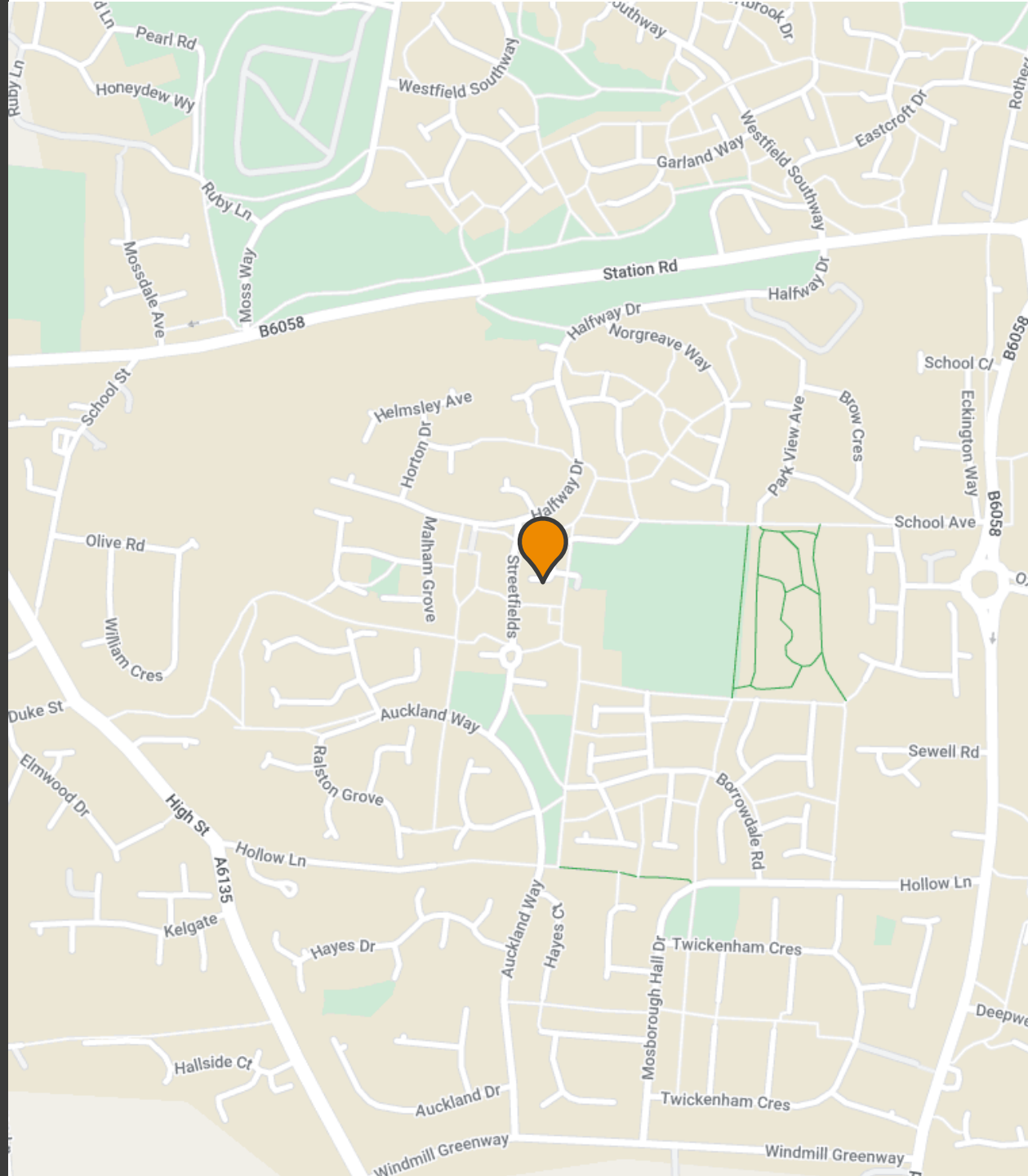
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### VIEWING AND FURTHER INFORMATION

External viewings of the property are possible from the public highway at your convenience.

Internal viewings can be made on an appointment basis by contacting Property Services at;

[propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk) or on 0114 2735621.



## Terms

It is envisaged that the premises will be let on a quarterly tenancy, internal repairing terms at a fixed rent but some flexibility may be afforded.

- Preference may be given to operators with a strong record and commercial experience.
- SCC invites interest in this fantastic opportunity.

For further information please contact:

Natasha Howe : [Natasha.Howe@sheffield.gov.uk](mailto:Natasha.Howe@sheffield.gov.uk)

## Offer Procedure

- (a) Offers should be submitted using the attached Offer Form.
- (b) Offers should be emailed addressed to [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk); please include the following within the email subject box: '**Private and Confidential Offer Enclosed: Unit 4, Halfway Centre**'

- (c) Please supply the name and address of your legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and an e-mail address.
- (d) The offer should be accompanied by the following information:
  - Financial Offer
  - Indication of proposals for the premises
  - Information on previously occupied premises
  - Proposed professional team
  - The period in which you anticipate to take occupation of the premises.
- (e) Only offers of a non-variable nature will be considered; referential offers will not be accepted.
- (f) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- (g) All costs in preparing the bid shall be at the bidder's expense.
- (h) The acceptance of any offer is subject to formal City Council approval.

UNIT 4 11 HAI



## Reservations

No information contained in this document, or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party.

The informal guidance provides general advice for prospective purchasers. It is informal advice and is given without prejudice to any decision made in the formal determination of a planning application.

The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed

## Misrepresentation Act 1967

Sheffield City Council gives notice that;

- (1) these particulars do not constitute any part of an offer or a contract.
- (2) Statements contained in these particulars as to this property are made without responsibility on the part of the City Council.
- (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.
- (4) Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (5) Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property.

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