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To Let



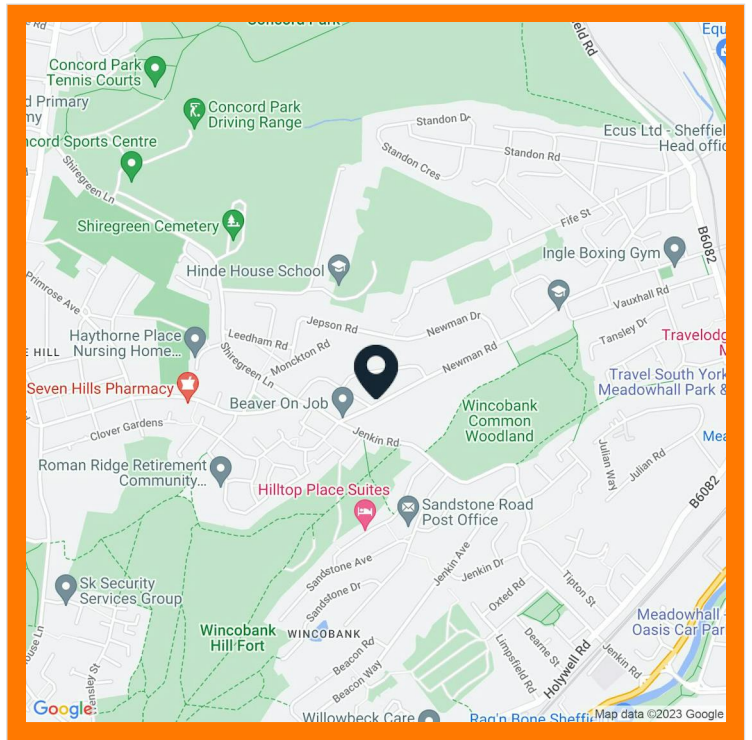
New roadside retail / food / commercial units  
located in the Wincobank area of Sheffield

£14,640 – £44,070 per annum

330 Newman Road, Wincobank, Sheffield, S9 1LX  
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- Three new retail units which could be let individually or combined
- Located on Newman Road in the Wincobank area of Sheffield – just under 1 mile from junction 34 of the M1 motorway
- Part of a brand new development (12 upper floor apartments and ground floor commercial units)
- Suitable for a wide variety of retail, food and commercial uses (STP)
- Available on a new lease from Spring 2024



## Description

The property comprises a new development of retail units (with residential above). A pre let to One stop has been agreed for a convenience store use. The remaining three commercial units will be finished to a shell specification including shop fronts, screed floor and capped off mains water, electricity and gas supplies. The remaining commercial space could be let as individual units or as a combined unit depending on tenant requirements.

The development benefits from 25 parking spaces, with 8 parking spots allocated to the remaining available three commercial units.

## Location

The property is located on Newman Road (close to it's junction with Jenkin Road) in the Wincobank area of north Sheffield. The location is approximately 4.5 miles to the North East of Sheffield city centre and approximately 3 miles South West of Rotherham town centre.

The surrounding properties are predominantly residential of various types. Meadowhall Shopping Centre is located a short distance away. The property benefits from good road, rail and bus links with Meadowhall Interchange a short distance away. Similarly access onto junction 34 of the M1 Motorway is a short distance away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - Unit 1	1,220	113.34	£18,300 per annum
Unit - Unit 2	1,194	110.93	£17,910 per annum
Unit - Unit 3	976	90.67	£14,640 per annum
<b>Total</b>	<b>3,390</b>	<b>314.94</b>	

## Rating Assessments

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purpose upon completion of the build.

## Planning

Planning was granted under REF:12/01718/FUL (Formerly PP-01785766). The commercial space benefits from a A1/A2/A3/A5 planning consent. Other uses may be considered subject to planning.

## Service Charge

A service charge will be payable to cover building insurance, and maintenance. Details available by request.

## Lease Terms

The units are available on new leases on effective FRI leases as individual units, or as a combined unit.

## Rent

Unit 1 (1220 sq ft) = £18,300 pa  
 Unit 2 (1194 sq ft) = £17,910 pa  
 Unit 3 (976 sq ft) = £14,640 pa

Interest will be considered for a combined unit by request.

## Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

Upon Enquiry

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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