

0114 2449121

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TO LET – RETAIL WAREHOUSE

Eddisons



**ST MARY'S RETAIL PARK, UNIT 2, SUFFOLK ROAD, SHEFFIELD S2 4AL**

**Rent: £110,000 per annum exclusive**

**Size: 14,584 sq ft (1,354.89 sq m)**

- Retail warehouse.
- Class E use.
- Suitable for Retail/Leisure/Office and other uses.
- Ample car parking.
- Available until March 2027.

## LOCATION

The property is located just outside Sheffield City Centre in a mixed commercial and residential area.

The property is a short distance from Sheffield Midland Train Station with other occupiers including Puregym, DFS and AA Electrical Wholesalers Limited.

## DESCRIPTION

The property comprises a semi-detached retail warehouse of steel portal frame with pitched roof. The accommodation is of a good specification and has car parking and a mezzanine. There is a loading facility to the side elevation.

Externally is a yard and ample parking.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

	M <sup>2</sup>	SQ FT
Ground Floor Retail Warehouse	794.13	8,548
Mezzanine	560.76	6,036
<b>Total</b>	<b>1,354.89</b>	<b>14,584</b>

## LEASE TERMS

The premises are available to let on a 3 year lease or less expiring no later than 13 March 2027 at a rental of £110,000 per annum exclusive of VAT, if payable.

Any lettings will be outside of the Landlord and Tenant Act.

An estates service charge will also be payable.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £126,000.

For the year commencing 1 April 2023/24 rates will be charged at 51.2p in the pound if the RV is £51,000 or more and 49.9p if the RV is below £51,000.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

The property has an EPC of B (33). A copy of the EPC is available from the agent.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Adrian Lunn

Adrian.Lunn@eddisons.com

(0114) 2449121

Ref:

For more information, visit [eddisons.com](http://eddisons.com)

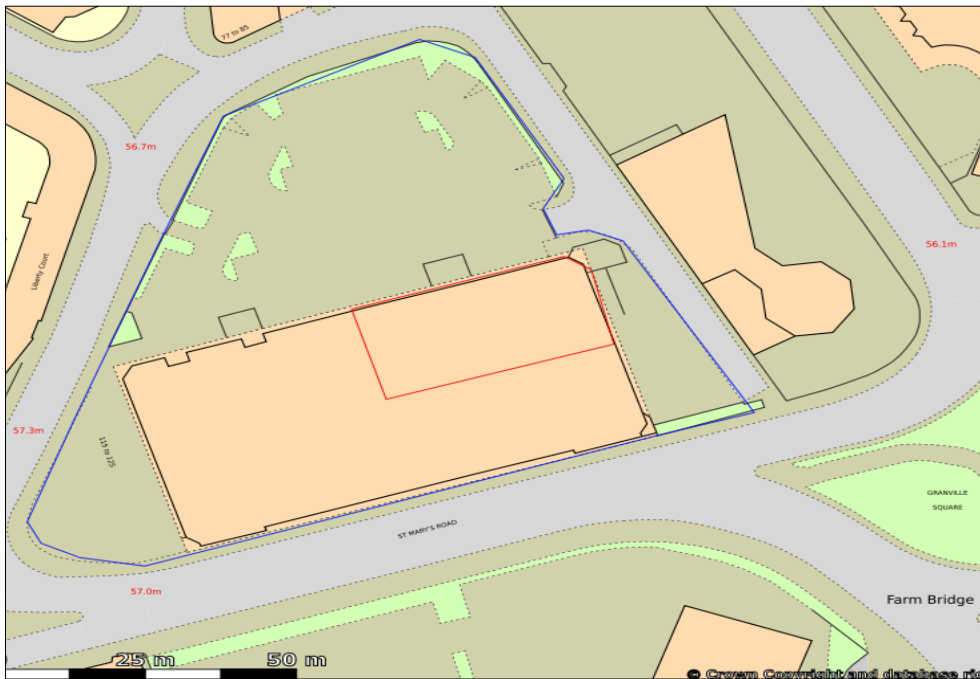
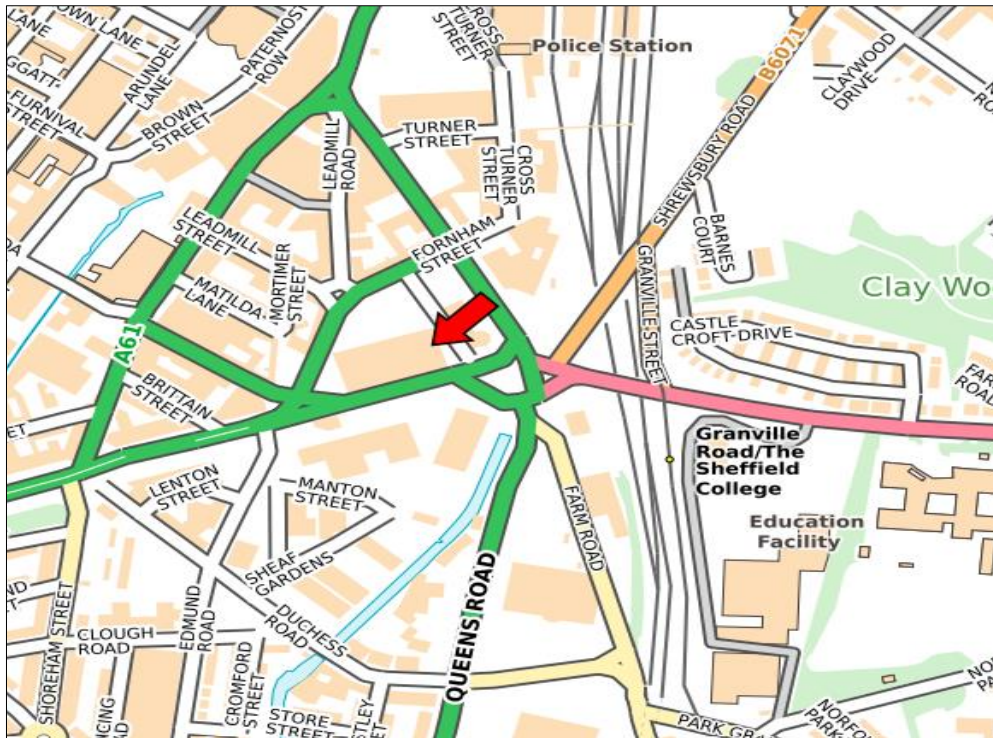
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### Important Information

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# Eddisons

Incorporating Fernie Greaves



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