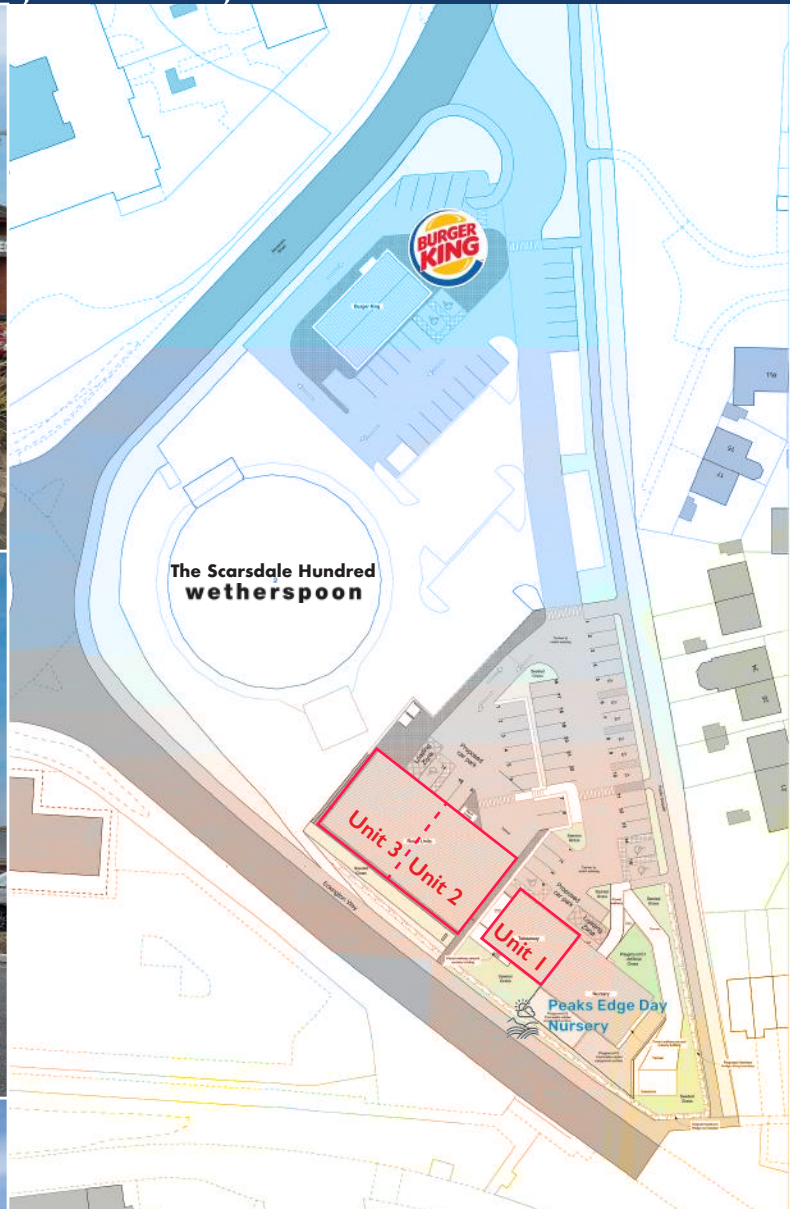




TO LET

Retail Units

Sevenairs Road, Crystal Peaks, Sheffield, S20 1NZ



- Units from 1,000sq ft - 4,000sq ft
- Adjoining Burger King & Wetherspoons, opposite Crystal Peaks Shopping Centre
- Over 21,000 vehicle movements per day
- Unit 1 available immediately



Sevenairs Road, Crystal Peaks, Sheffield, S20 1NZ

DESCRIPTION

The development comprises The Scarsdale One Hundred (Wetherpoons) public house, Burger King drive-thru and Peaks Edge Day Nursery. The final phase comprises a retail/takeaway unit and two new retail/restaurant units that can be combined to create a single 4,000sq ft unit (STP).

KEY FEATURES

- Very accessible location
- Prominence to Eckington Way
- On site parking
- Shell units
- Capped off mains services, including gas to unit 1

LOCATION

The development is located at Crystal Peaks approximately 7.5 miles south east of Sheffield city centre and approximately 4 miles west of the M1 motorway at Junction 30.

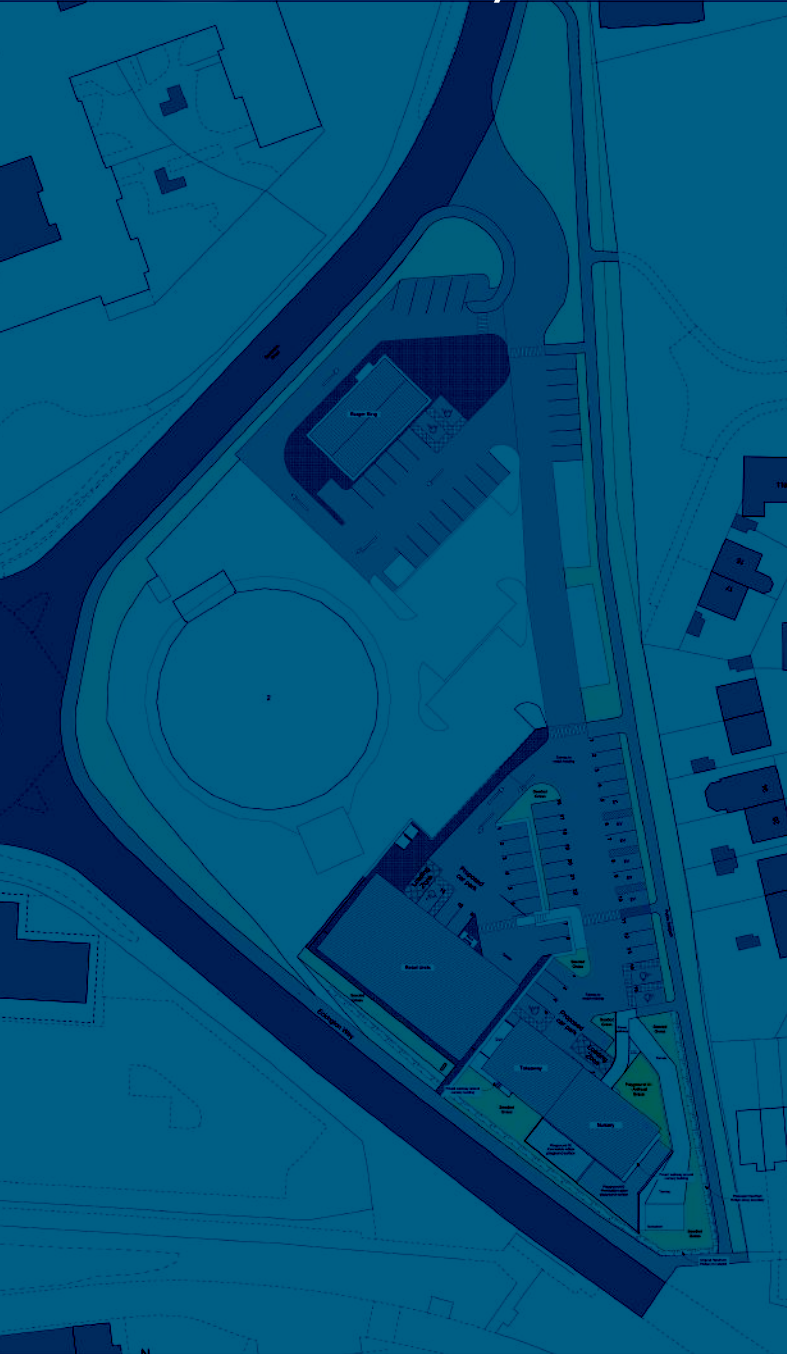
Crystal Peaks Shopping Centre is situated directly opposite and Drakehouse Retail Park is only a short distance away.



TO LET

Retail Units

Sevenairs Road, Crystal Peaks, Sheffield, S20 1NZ



ACCOMMODATION

The development comprises the following approximate gross internal floor areas;

Area (GIA)	Sq M	Sq FT	Quoting Rent	Availability
Unit 1	96	1000	£25,000 pax	Immediately
Unit 2	186	2000	£45,000 pax	Q3 2025
Unit 3	186	2000	£45,000 pax	Q3 2025
Unit 2&3	372	4000	£90,000 pax	Q3 2025



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TERMS

The units are available to let on new Full Repairing and Insuring leases on terms to be agreed.

SERVICE CHARGE

A service charge will be payable for the overall maintenance of the common areas of the estate.

BUSINESS RATES

The units will be assessed for Business Rates upon completion of the development. Further details can be obtained from the retained agents.

EPC

An Energy Performance Certificate will be provided upon completion.

COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

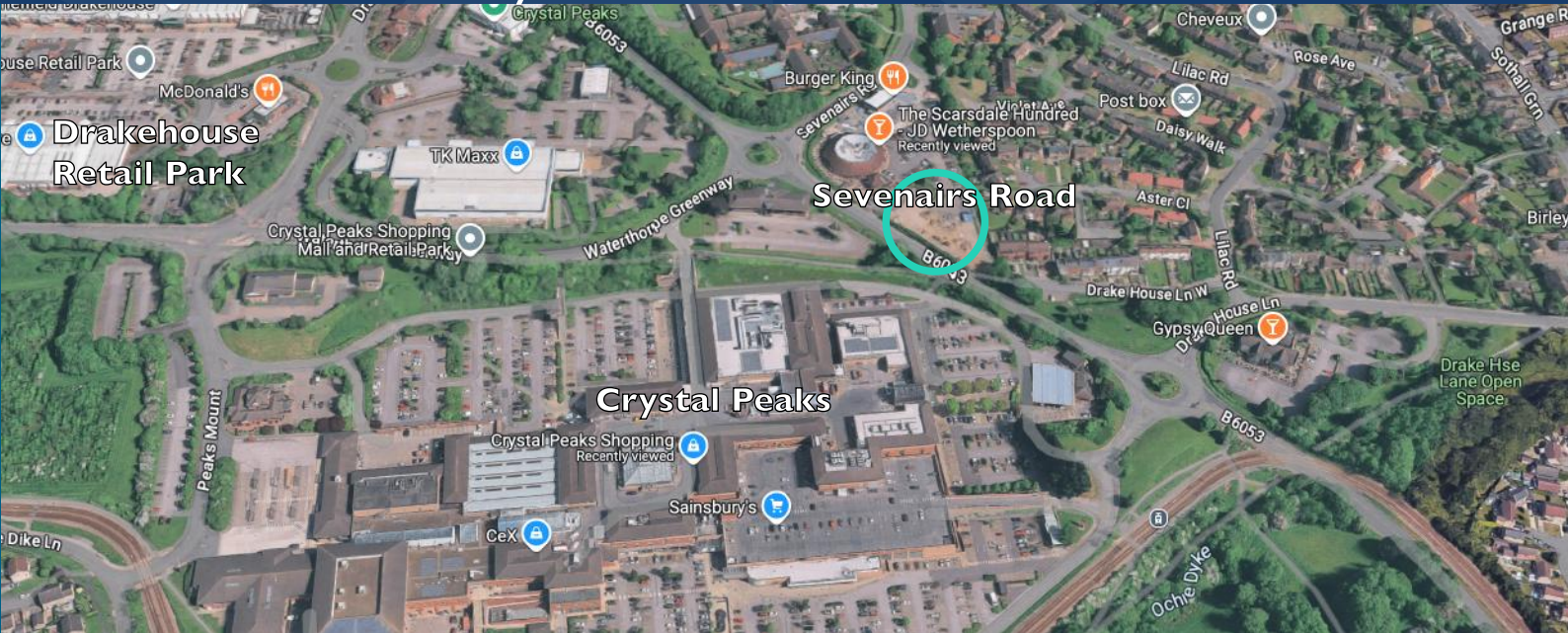
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.



TO LET

Retail Units

Sevenairs Road, Crystal Peaks, Sheffield, S20 1NZ



VIEWING & FURTHER INFORMATION

For further information and appointments to view the premises please contact the sole agents:

Matthew Barnsdale
MJB Commercial Property
T: 0114 282 3080
M: 07736 791146
E: mbarnsdale@mjbcp.co.uk



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