



## Unit H5, East Mall, Crystal Peaks Shopping Centre, Sheffield, S207PJ

Retail space located in Crystal Peaks Shopping Centre, situated above Cow and Cream and The Tanning Shop.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	6,021 sq ft / 559.37 sq m
<b>Rent</b>	£40,000.00 per sq ft
<b>Service Charge</b>	The service charge budget for year ending 2023 is £12,553.40 pa.
<b>Rates Payable</b>	£19,960 per annum
<b>Rateable Value</b>	£40,000
<b>EPG Rating</b>	Upon enquiry

### Key Points

- Free parking immediately in front of premises
- Suitable for a variety of uses
- Ground floor lobby access
- Nearby occupiers including The Tanning Shop and Cow and Cream
- Passenger lift serving first floor
- Service deck at the rear of the demise

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## Description

The 635,000 sq ft centre is anchored by the 90,000 sq ft Sainsburys and 56,000 sq ft M&S. The unit is situated on the external elevation of the East Mall above The Tanning Shop and Cow and Cream. Other nearby retailers include New Look, Peacocks and Bon Marche.

## Location

Crystal Peaks is a major shopping destination 7 miles south east of Sheffield City Centre with an annual footfall of approximately 8 million. As a retail destination the centre is further strengthened by the adjacent Crystal Peaks and Drakehouse Retail Parks as well as Crystal Peaks Village which together form one of Sheffield's main Retail Park clusters.

Road access is easy from both junctions 30 and 31 of the M1 motorway and the 2,000 parking spaces at the centre are free of charge. The centre also had its own bus station and super tram stops ensuring maximum connectivity to the local shopper population.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor	6,021	559.37	Available
<b>Total</b>	<b>6,021</b>	<b>559.37</b>	

## Rates

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



## Viewing & Further Information



**Nicola Harrington**  
07971 183 165  
[nicola@sixteenrealestate.com](mailto:nicola@sixteenrealestate.com)

**Douglas Stevens (Douglas Stevens)**  
02074910999 | 07788432800  
[douglas.stevens@douglasstevens.co.uk](mailto:douglas.stevens@douglasstevens.co.uk)

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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