

# 3 Berkeley Centre

Ecclesall Road, Sheffield, S11 8PN

**MJB**  
Commercial Property



## TO LET

450 SQ FT  
(41.81 SQ M)

**£25,000 PER ANNUM**

**Prime Retail/QSR Unit with  
Parking**

- Popular Ecclesall Road Location
- Fully Fitted
- Free Parking

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[www.mjbcpc.co.uk](http://www.mjbcpc.co.uk)

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## Summary

Available Size	450 sq ft / 41.81 sq m
Rent	£25,000 per annum
EPC	C (73)

## Location

The property is located on the ever popular Ecclesall Road (A625), which provides one of the principal vehicular routes into the city from the affluent suburbs of the south west of Sheffield and the Peak District National Park beyond. Nearby occupiers include KFC, Boots, Tesco and Costa.

## Description

The property comprises a single storey, mid-terrace retail unit forming part of the Berkeley Shopping Centre with the benefit of 88 free (30mins) parking spaces. A canopy above the units provides a sheltered walkway around the scheme. The unit is currently fully fitted as a quick service restaurant with appropriate fume extraction. There is a single WC to the rear of the unit.

## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground - Sales	450	41.81
<b>Total</b>	<b>450</b>	<b>41.81</b>

## Terms

The property is available to let by way of a new sub-lease on terms to be agreed. The lease will be drawn on effective Full Repairing and Insuring terms with a service charge to cover a fair proportion of the communal costs of the scheme, including buildings insurance. The lease will also be excluded from the security of tenure provision of the Landlord & Tenants Act 1954.

## Viewings

Strictly by appointment via the sole agents.



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