

## Unit 4 Parkway Retail Park, Sheffield Parkway, Sheffield, S2 5AU

Standalone Retail Unit / Drive Thru Pod on Parkway Retail Park -LET

<b>Tenure</b>	To Let
<b>Available Size</b>	2,053 sq ft / 190.73 sq m
<b>Rent</b>	Rent on Application
<b>Rateable Value</b>	£50,500
<b>EPC Rating</b>	D (91)

### Key Points

- Retail unit or drive thru site
- Occupiers on Parkway Retail include Home Bargains, Matalan, Iceland, Card Factory, Burger King, Greggs, Subway and Buzz Bingo
- Available immediately
- 376 space car park dedicated to Parkway Retail Park
- Approximately 63,781 daily passing vehicles from Sheffield Parkway (A57)

# Unit 4 Parkway Retail Park, Sheffield Parkway, Sheffield, S2 5AU

## Summary

Available Size	2,053 sq ft
Rent	Rent on Application
Rateable Value	£50,500
EPC Rating	D (91)

## Description

The property comprises a ground floor retail unit with parking, outside seating area and drive-thru lane. The unit is surrounded by 376 space car park dedicated to Sheffield Parkway Retail Park.

The property was formerly a retail shop fitted out as a Carphone Warehouse. The landlord proposed to re-purpose the building as a drive-thru and a specification of works is available to interested parties based upon hand-over in a wind and water-tight developer shell condition.

## Location

Parkway Retail Park is situated east of Sheffield city centre, approximately 1.5 miles from Sheffield city centre. Parkway Retail Park can be accessed from Sheffield Parkway (A57) as well as Cricket Inn Road. The Sheffield Parkway (A57) links Sheffield city centre to the M1 Motorway and therefore commuter transit route.

Parkway Retail Park comprises of 80,000 sq ft of retail space including Home Bargains, Matalan, Iceland, Card Factory, Burger King, Subway, Greggs and Buzz Bingo.

Sheffield Supertram (Cricket Inn Road) is located 0.4 miles away (7 minute walk). The nearest bus link is from Cricket Inn Road/Cricket Inn Crescent (0.1 mile away, 2 minutes walk), Wybourn.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	2,053	190.73
<b>Total</b>	<b>2,053</b>	<b>190.73</b>

## Viewings

For further information or viewings, please contact joint agents:

Francois Neyerlin at SMC Chartered Surveyors

Telephone: 0114 281 2183

Email: francois.neyerlin@smcommercial.co.uk

or

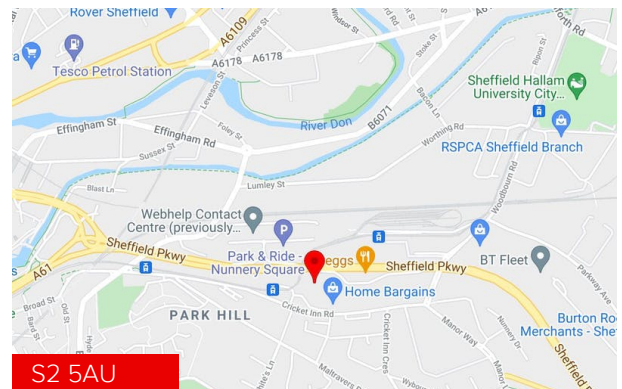
David Thompson at Rees Denton

Telephone: 0113 207 1299

Email: david@reesdenton.com

## Rating Assessment

Zero rates payable until 30th June 2021 as a Government tax break following the Covid-19 Pandemic for retail, hospitality and leisure businesses. Following on from this, business rates will be discounted by two thirds for businesses who have been



## Viewing & Further Information

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forced to close due to Covid-19 until March 2022

Prior that and from information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: The Carphone Warehouse Ltd Unit 4 Parkway Retail Park, Cricket Inn Road, Sheffield, S2 5AU

Description: Retail warehouse and premises

Rateable Value: £43,250

Interested parties are advised to make their own enquiries with the local authority for verification purposes.

### **Planning**

The property benefits from an existing Retail Class A1 use and consent for A3 use (ref 19/02163/FUL) was granted on the 31st July 2019. This consent included the creation of a drive thru lane and some external seating. Interested parties are advised to satisfy themselves with Sheffield planning authority that their use is acceptable under these new changes.

### **Service Charge**

The lease will contain a service charge to cover a fair proportion of the costs associated with the common areas such as cleaning, maintenance, repair, insurances and other usual landlord costs.

### **Lease**

Available on a new full repairing and insuring lease with vacant possession immediately available.

### **Rent**

Rent on application.

