



Unit 38 and 39, West Mall, Crystal Peaks Shopping Centre, Sheffield, S20 7PQ

Retail opportunity with option to combine.

Summary

Tenure	To Let
Available Size	2,409 to 4,830 sq ft / 223.80 to 448.72 sq m
Service Charge	£49,640 per annum
Rates Payable	£79,079 per annum
Rateable Value	£143,000
EPC Rating	Upon enquiry

Key Points

- Well connected to amenities
- Free parking
- Nearby occupiers include Boots, Iceland and Greggs

Unit 38 and 39, West Mall, Crystal Peaks Shopping Centre, Sheffield, S20 7PQ

Summary

Available Size	2,409 to 4,830 sq ft
Rates Payable	£79,079 per annum
Rateable Value	£143,000
Service Charge	£49,640 per annum
EPC Rating	Upon enquiry

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 West Mall with nearby retailers including Boots, Iceland and Greggs.

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.

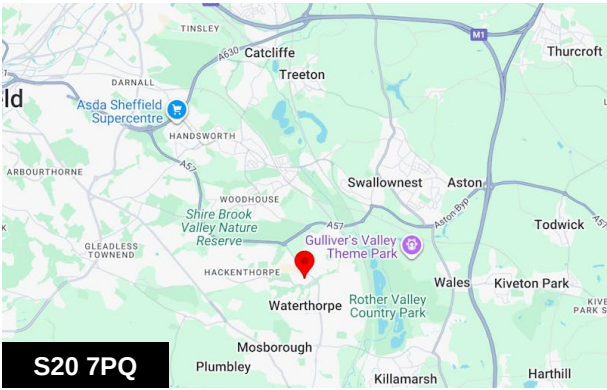
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 38	2,409	223.80	Available
Ground - Unit 39	2,421	224.92	Available
Total	4,830	448.72	

Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. The scheme currently provides 75% relief until the end of March 2025. From 1st April 2025 this will reduce to 40%.



Viewing & Further Information



Nicola Harrington
07971 183 165
nicola@sixteenrealestate.com



Alex Haigh
07737 910 932
alex@sixteenrealestate.com

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.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 02/10/2025

Sheffield - Crystal Peaks Centre

