



**barkerproudlove**  
retail property consultants

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HIGH STREET PROPERTY / CLASS E

39 Meadowhall Centre, Sheffield, S9 1EN



**Rent: £132,500 pax**

**Ground Floor Area**

**509 Sq ft / 47 Sq M**

**TO  
LET**

**Viewing strictly through the sole agent.**

Barker Proudlove

James Moss

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**In partnership with:**



**Location:**

The property is located in Meadowhall Shopping Centre, one of the most popular covered shopping centres in the north of England.

The property occupies a busy position on The Arcade which is home to multiple retailers including The Perfume Shop, Yorkshire Bank, Zara, Apple and River Island.

**Accommodation:**

The subject property is arranged over ground floor only.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	509	47.28

**Rent:**

A passing rent of £132,500 pax

**Tenure:**

The premises are available by way of an assignment of the existing lease expiring 3 September 2025.

**Business Rates:**

The premises currently has a rateable value of £98,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

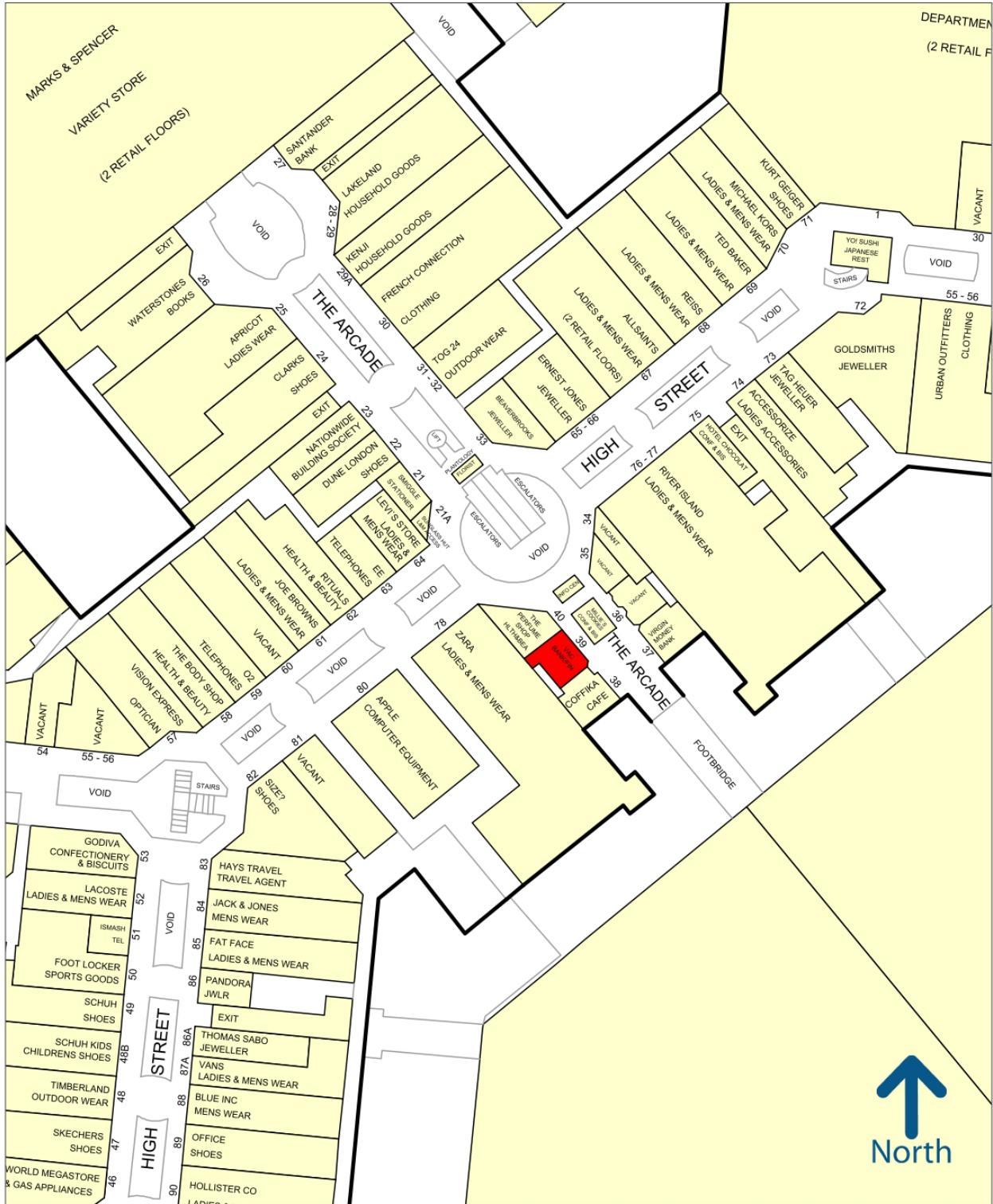
November 2021

Subject to Contract

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Meadowhall Centre



50 metres

Experian Goad Plan Created: 23/11/2021  
Created By: Barker Proudlove Ltd