

# To Let



## Sheffield

157 Bradfield Road, S6 2BY

1,924 sq ft (179 sq m)

Rent: £30,000 pax

## Location & Description:

- The property is situated on Bradfield Road with nearby retailers including Virgin Money, British Heart Foundation and a number of local businesses.
- Located directly opposite the newly opened Poundland and popular Hillsborough Exchange Shopping Centre.

### Demise:

Ground Floor 1,924 sq ft (179 sq m)

### Rent:

£30,000 per annum exclusive.

### Lease:

A new lease for a term of years to be agreed.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £24,000.

### Date Prepared:

August 2024

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### Contact Us:

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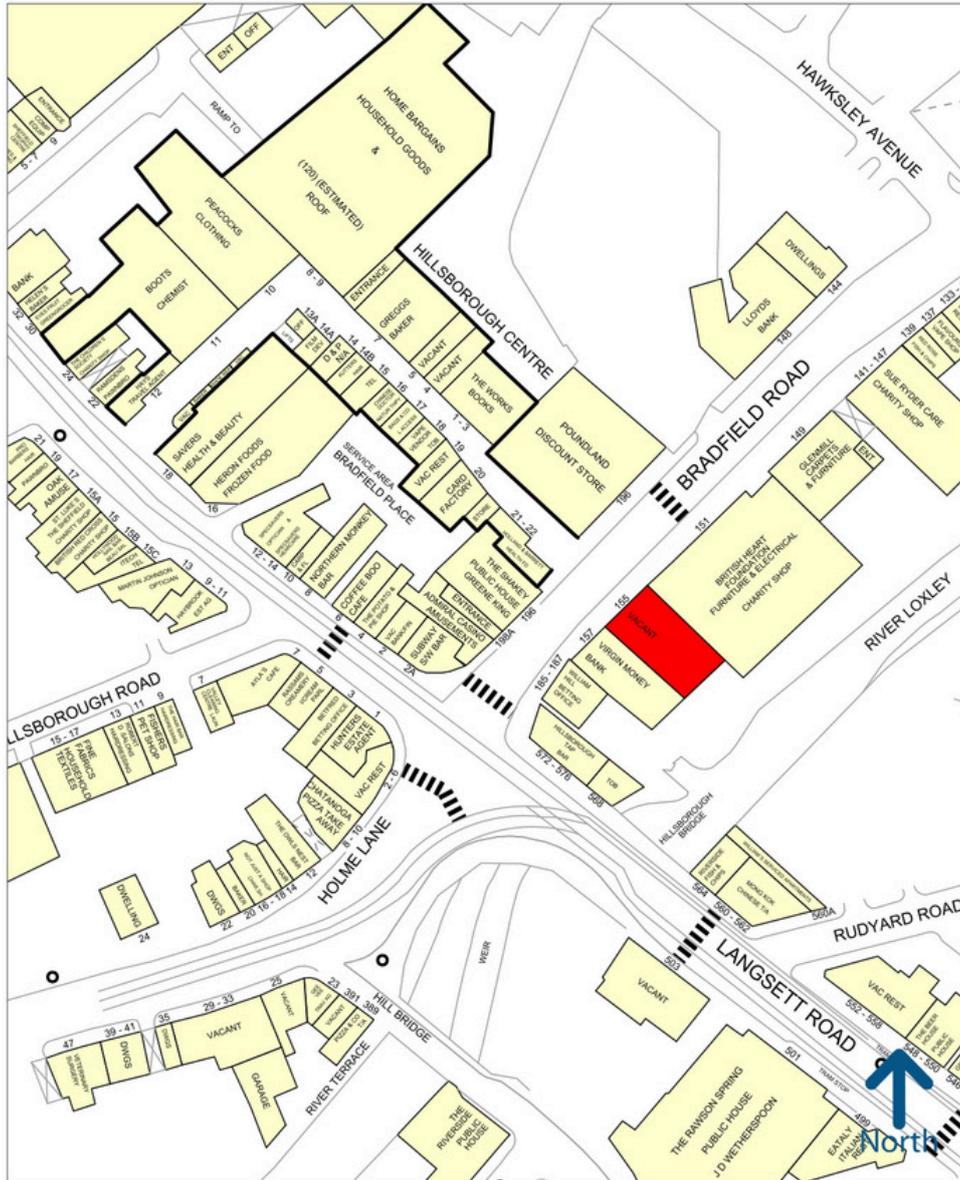
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