

# To Let



## Sheffield

Hillsborough Exchange Shopping Centre,  
196 Bradfield Road, Hillsborough, S6 2BY

Ground Floor: 5,425 sq ft (505 sq m)

Rent on Application

Subject to Formal Vacant Possession

**Location & Description:**

- **Hillsborough Exchange is located in the heart of Hillsborough, easily accessible on foot, by car and by tram. The roof top car park provides over 100 spaces.**
- **Existing retailers include Boots, Home Bargains, Peacocks, The Works, Holland & Barrett, Specsavers and Greggs.**
- **The subject unit is situated at the shopper entrance to Hillsborough Exchange, with an external shop frontage on to Bradfield Road**

**Demise:**

Ground Floor 5,425 sq ft (505 sq m)  
First Floor 4,920 sq ft (457 sq m)  
Second Floor 5,030 sq ft (467 sq m)  
Third Floor Plant Room  
Arranged over three trading floors with a customer escalator in situ.

**Rent:**

Available upon request.

**Lease:**

Subject to formal vacant possession, a new effectively full repairing and insuring lease is available for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party are to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) – £76,500.

**Date Prepared:**

Updated April 2026

**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.

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