

# LARGE RETAIL UNIT TO LET WITH 18 SPACE CAR PARK



## Sheffield

942 City Road, S2 1GQ

Total Area: 16,259 sq ft (1,510.51 sq m)

Rent on Application

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**Location & Description:**

- The property is located in Manor Top at the intersection of the A6135 City Road/Mansfield Road and the A6102 Prince of Wales Road/Ridgeway Road, approximately 3 miles south east of Sheffield city centre.
- Traffic counts on the A6135 were 20,568 vehicles per day in 2023 according to the Department for Transport website.
- The Supertram passes to the front of the property from Ridgeway Road to City Road.
- Nearby occupiers include Asda, Dominos, KFC and Kwik Fit.
- The property comprises a former cinema which has more recently been used as a supermarket and a discount variety store.
- The ground floor, which is accessed off City Road, comprises sales area and ancillary space. The lower ground comprises ancillary space and a rear loading bay.
- The property has the added benefit of an 18 space customer car park to the rear which is accessed off Dagnam Crescent.

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**Demise:**

Ground Floor 8,279 sq ft (769.14 sq m)  
Lower Ground Floor 7,980 sq ft (741.37 sq m)  
Subject to onsite measurement, floor areas taken from plan.

**Rent:**

Available upon request.

**Lease:**

The property is available by way of a new full repairing and insuring lease for a minimum term of 5 years.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to pay their own.

**Rating Assessment:**

Rateable Value (April 2023) – £53,500.

**VAT:**

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

**Date Prepared:**

May 2025

**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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