

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

Split option may be available subject to requirements

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.

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.

Split option may be available subject to requirements.

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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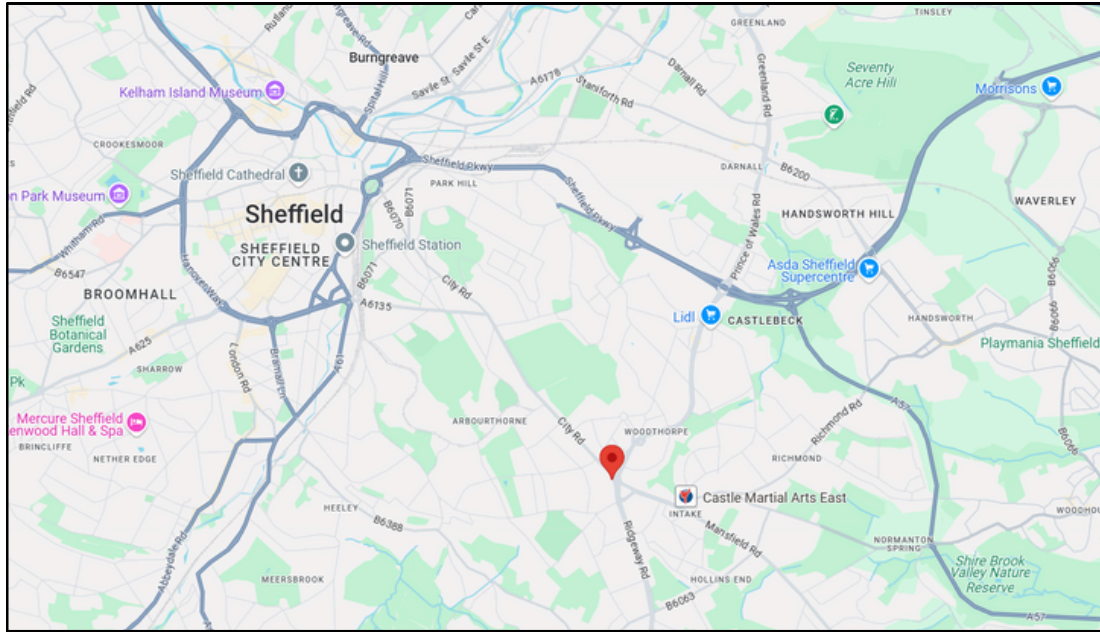
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