

HIGH STREET PROPERTY / CLASS A2**12 Lound Side Chapeltown, Sheffield S35 2UN****Rent: £38,000 PA****Ground Floor Area****2,315 Sq ft / 215 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Richard Barker****Mob: 07771 604525****Email: richard@barkerproudlove.co.uk**

Location:

Chapeltown is a large village and suburb of Sheffield in South Yorkshire. It is located approximately 7 miles north of Sheffield City centre. The retail provision in the village is centred around the railway station which is located in the heart of the village. The Asda supermarket is located to the east of the station and includes a handful of smaller external facing retail units which are occupied by local retailers as well as Your Move and William Hill.

The subject property is located to the west of the station, across the railway tracks, directly opposite the Lound Court Shopping Centre. The centre comprises of ground floor external retail units and first floor residential accommodation. Chapeltown Post Office is located in the centre.

Accommodation:

The premises provide the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	2315	215.07
First Floor	1906	177.07

Rent:

The passing rent is £38,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 09/05/2027. The lease contains a tenant only break clause on the 10/05/2023.

Business Rates:

The premises currently has a rateable value of £37,750. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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 - TBC

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:

July 2020

Subject to Contract

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