

SHOPPING CENTRE PROPERTY / CLASS E  
37 The Arcades Meadowhall, Sheffield S9 1EH



**Rent: £147,500 PA**  
**Ground Floor Area**  
622 Sq ft / 58 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Meadowhall is an indoor shopping centre in Sheffield, South Yorkshire. It lies 3 miles north-east of Sheffield city centre and 2 miles from Rotherham town centre. It is the largest shopping centre in Yorkshire and currently the eleventh largest in the United Kingdom.

The property is situated at the junction of High Street and The Arcade within the centre, on the first floor.

Other occupants in the immediate vicinity include a variety of well-known national brands; including Apple, River Island, Ted Baker, M&S and Ernest Jones.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	622	57.79

**Rent:**

£147,500 per annum

**Tenure:**

The premises are currently held on a effective Full Repairing and Insuring lease which expires 3rd September 2025. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £104,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £8,088.

**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:**

February 2022

Subject to Contract

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**37 The Arcades, Meadowhall Shopping Centre, Sheffield**

