

SHEFFIELD • UNIT 7 • ELDON COURT • DEVONSHIRE STREET



PRIME SHOP TO LET

LOCATION

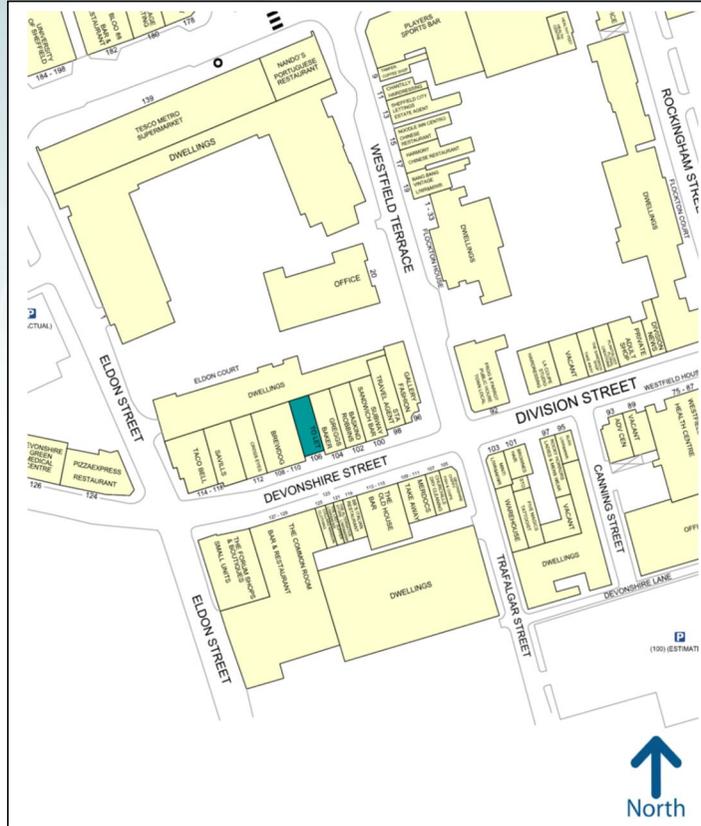
Located to the West of the City Centre, Sheffield's Devonshire Quarter is a thriving part of the city with a real "Urban Village" feel.

Known for its exciting blend of restaurants, shops, coffee houses and bars the heart of the Devonshire Quarter lies between Devonshire Street and Division Street close to Devonshire Green – the most popular public open space in Sheffield City Centre.

Eldon Court is a high profile retail parade which is prominently located fronting the busy Devonshire Street. Eldon Court's tenant line-up includes **STA Travel, BrewDog, Taco Bell, Subway** along with a number of strong independent retailers.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £32,500 per annum exclusive of VAT rates, services, service charge, insurance and all other outgoings.



ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 824 sq ft (76.55 sq m)

RATING

We understand that the premises have a **draft rating assessment for 2017** as follows:

Rateable Value: £22,750
Rates Payable 2017/2018: £10,624
(UBR £0.467)

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 204 2048
Email: anthony@rj-ltd.co.uk

Or

Joint Agents MJB Surveyors – 07785 533 278

SUBJECT TO CONTRACT

