TO LET

Retail unit

620 sq.ft

(57.6 sq.m)

Unit 4, M Hillsborough Barracks, Langsett Road, Sheffield, S6 2LR

- Parade located in the town Centre
- Large car park nearby
- Anchored by a 110,000 sq.ft Morrisons food store
- Existing retailers including Sense, Crawshaws and Poundland

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Unit 4, M Hillsborough Barracks, Langsett Road, Sheffield, S6 2LR

Description
Shop front, suspended ceiling & integrated lighting. Kitchen, storage/office area & WC to rear of unit. The property is arranged over ground floor only providing the following approximate floor areas:

	Sq.ft	Sq.m
Ground Floor	620	57.6
TOTAL	**620**	**57.6**

Rent
£12,000 per annum exclusive.

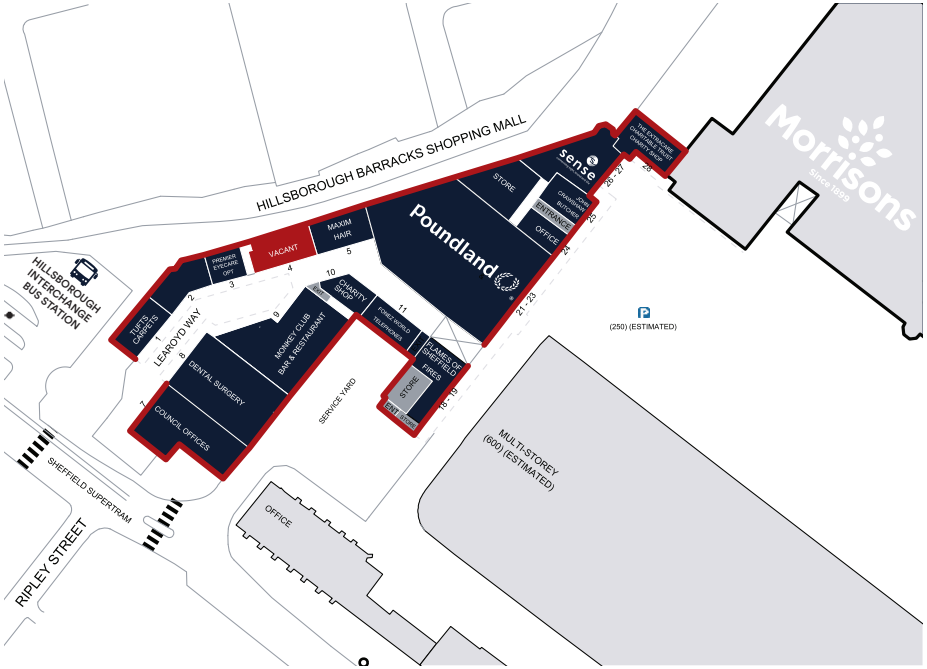
Rates
Rateable Value £7,600. Rates Payable TBC. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services
The unit has electricity connected.

Service Charge
This unit participates in a service charge of £3,412.28 per annum.

Insurance
Insurance £500.73pa (annual figure until 31.03.25).

The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance
Further information available upon request.

Legal Costs
Each party shall be responsible for their own legal costs incurred in any transaction.

Location
The Parade at Hillsborough Barracks is located in the heart of Hillsborough town centre between Penistone Road (A61) and Langsett Road, some 2 miles north west of Sheffield city centre. The scheme is anchored by a 110,000 sq ft Morrisons supermarket served by 850 free car parking spaces, and petrol station and situated next to the Hillsborough interchange Bus station.

Retailers in the proximity include Sense, Crawshaws and Poundland.

Viewing
Strictly via prior appointment with the appointed agents:

RAWSTRON JOHNSON
0113 450 7000
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Anthony Jackson 07711 944404
anthony@rj-ltd.co.uk

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