

FULLY FITTED RESTAURANT / RETAIL PREMISES TO LET (BY WAY OF ASSIGNMENT OR SUB-LEASE)

200 WATERTHORPE GREENWAY, CRYSTAL PEAKS, SHEFFIELD, S20 8LY

CONFIDENTIAL – STAFF UNAWARE



Location

This highly prominent standalone restaurant is located on the roundabout at the junction of Waterthorpe Greenway and Eckington Way (B6053), opposite the Beighton Community Hospital. The unit is immediately to the north of the 635,000 sqft Crystal Peaks shopping centre, with other occupiers in the vicinity including Damon's, Pizza Hut, The Drakehouse Mill public house, McDonald's and Marks & Spencer. The property is strategically situated with good access to Junction 31 of the M1.

Description

This extremely well fitted unit provides a GIA of 5,189 sqft (482sqm) at ground floor, along with 80 dedicated car parking spaces. The neutral fit out may be easily converted for a variety of cuisines and trading concepts, potentially also including retail use. The restaurant comprises entrance, restaurant and bar/waiting areas, along with kitchen, cloakroom, storage and WC facilities.

Lease

The lease is for a term of 25 years, on an effectively Full Repairing and Insuring basis, expiring on the 13th February 2029. The passing rent is £90,000 pax and there is a rent review with effect from 14th February 2019.

Premium

Premium offers are invited for our client's lease, fixtures and fittings.

Planning and Licensing

The unit benefits from A3 planning consent and a premises license. The lease and this planning consent also permit A1 retail use.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which may be chargeable.

Rates

We are informed that the Rateable Value is £117,000, resulting in rates payable of £56,043 for the 2017/18 financial year

Viewing

This disposal is highly confidential and staff are unaware. Viewing is therefore strictly by appointment through one of the joint letting agents:

Pudney Shuttleworth

Tom Hodgson
th@pudneyshuttleworth.co.uk
M: 07850 421525

Richard Shuttleworth
rs@pudneyshuttleworth.co.uk
M: 07747 008458

Or

Mark Brearley & Company

01274 595999

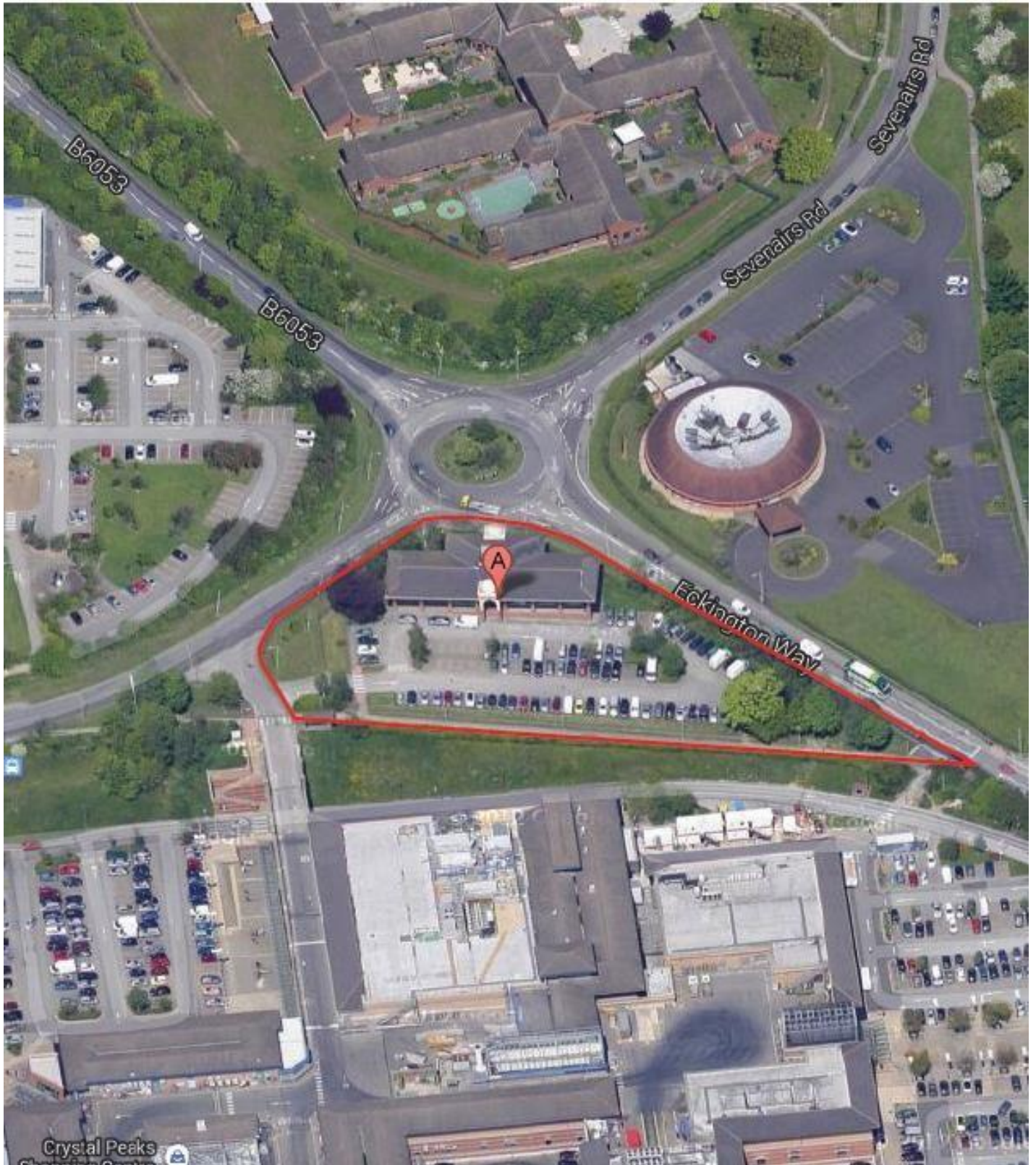
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**Pudney
Shuttleworth**
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 203 1130