

RESTAURANT / RETAIL PREMISES - TO LET (BY WAY OF ASSIGNMENT) 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). The unit is immediately to the north of the 635,000 sqft Crystal Peaks shopping centre, with other restaurants in the vicinity including Damon's, Pizza Hut, The Drakehouse Mill public house, McDonald's and KFC.

Description

This extremely well fitted unit provides 5,308 sqft (493sqm) at ground floor only, along with 90 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.

Lease

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

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 £100,000, resulting in rates payable of £49,300 for the 2015/16 financial year

Viewing

This disposal is highly confidential and staff are unaware. Viewing is therefore strictly by appointment through the sole letting agent.

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

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

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**Pudney
Shuttleworth**
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 3444 444