

New Lease Opportunity

FULLY FITTED RESTAURANT UNIT VALLEY CENTERTAINMENT LEISURE PARK

Unit 3/4, Broughton Ln, Sheffield, S9 2EP



KEY HIGHLIGHTS

- Located in the heart of Sheffield, Valley Centertainment is a domain scheme with 190,000 sq ft of leisure accommodation.
- Anchored by a 20-screen Cineworld cinema with over 1.5 million admissions per annum.
- Over 2 million visitors per annum and 690,000 people with a 20 minute drive.
- There is extensive free customer parking with 1,100 spaces.
- Valley Centertainment is served by its own Supertram station as well as having excellent transport links. Junction 34 of the M1 motorway is just over a mile away.

The premises is located on the ground floor, providing the following approximate floor areas:

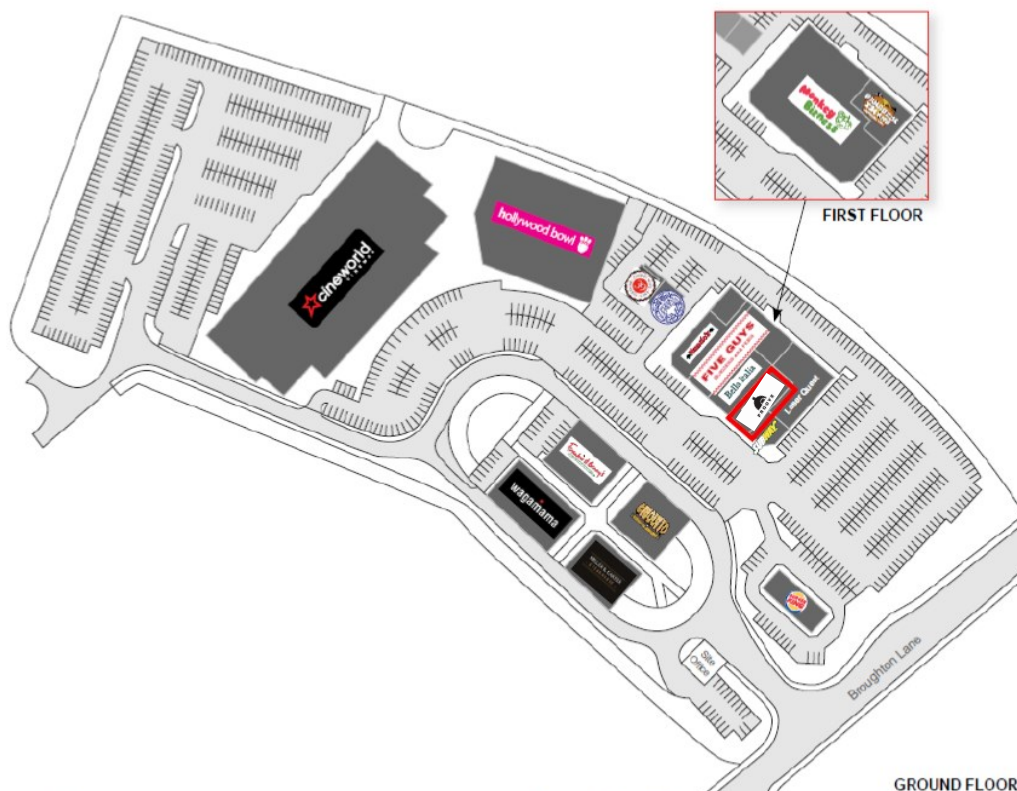
Ground Floor	347.46 sq m	3,740 sq ft
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Accommodation: The unit is located on the ground floor and sits adjacent to Subway and Bella Italia. It also benefits from a large free car park

Use Class: A3 (other uses considered)

Tenure: A new lease for a term to be agreed

Rateable Value: £110,000

Legal Costs: Each party to be responsible for their own legal and professional costs incurred in this transaction. All figures quoted are exclusive of VAT where applicable

Rent: Upon application

EPC: Available upon request

Service Charge: Approx. £2.00 per sq. ft

Viewing: Appointments to view should be made strictly by appointment

CONTACT

Carlene Hughes

CHughes@savills.com
020 7409 8177

Stuart Burdon-Bailey

stuart@cspretail.com
07778 160 091

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