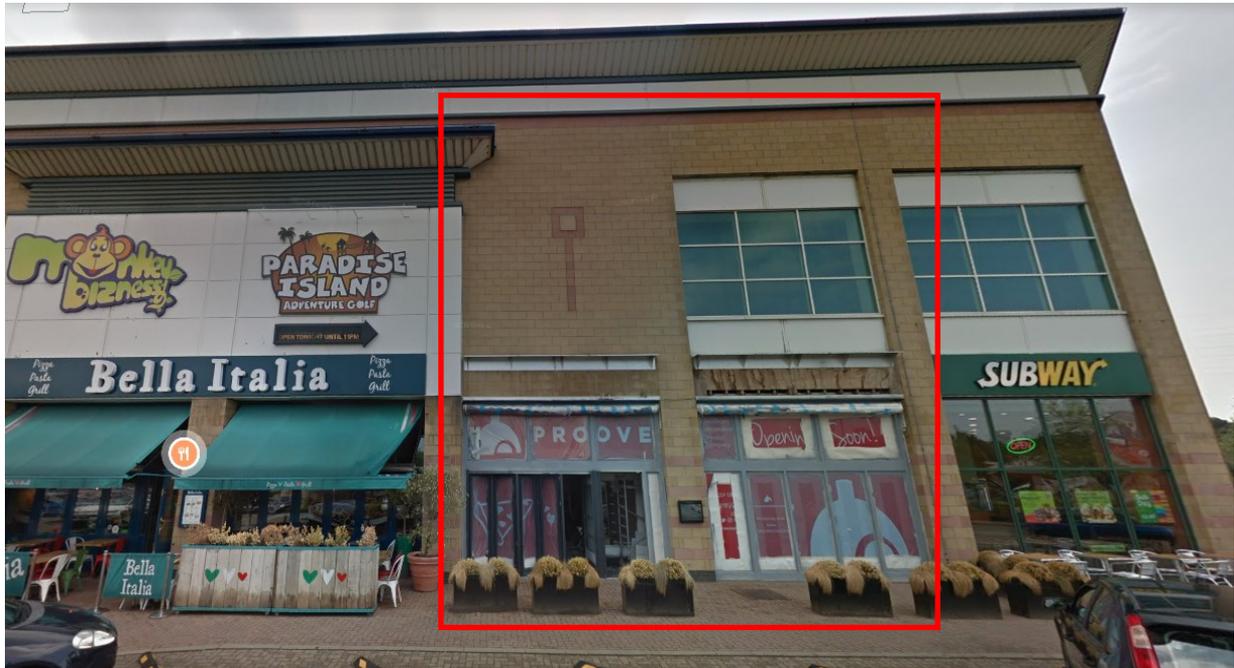


## New Lease Opportunity

# 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:

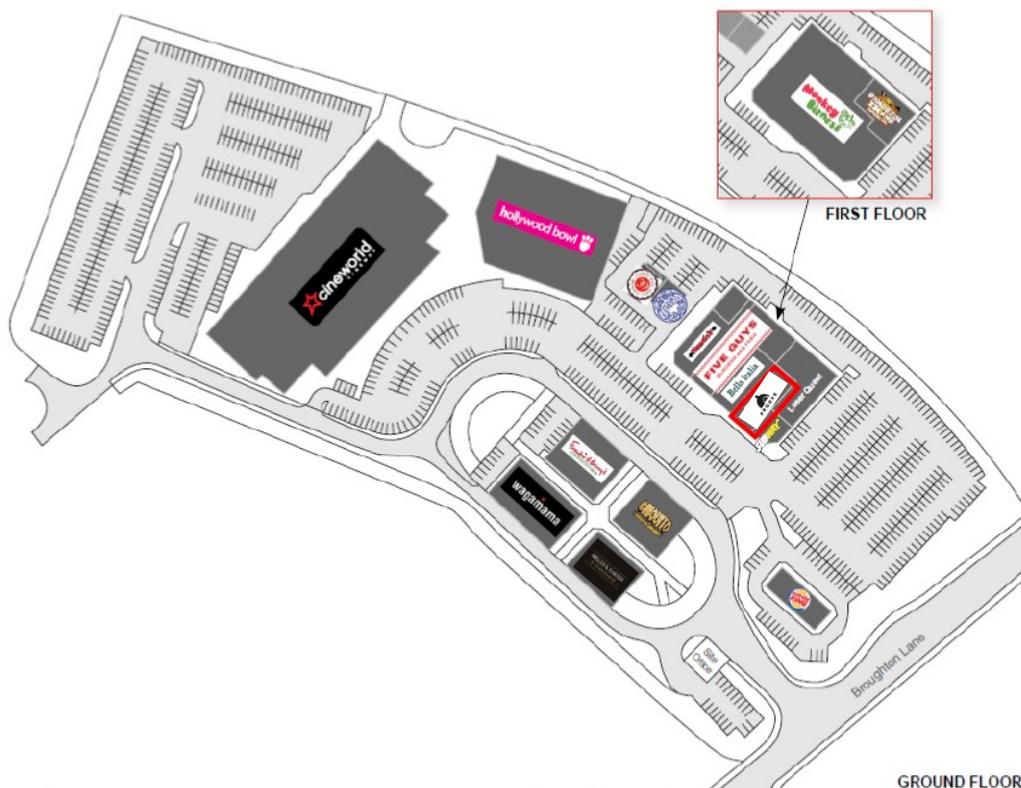
Ground Floor	347.46 sq m	3,740 sq ft
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**Accommodation:** The unit is located on the ground floor and sits adjacent to Subway and Bella Italia. It also benefits from a large free car park

**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

**Insurance:** £455 per annum.

**Rent:** Upon application

**EPC:** Available upon request

**Service Charge:** (effective from 1st Jan 2021) is £13,164 per annum (£3.50 psf).

**Viewing:** Appointments to view should be made strictly by appointment

## CONTACT

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