

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## TWO STOREY RETAIL PREMISES

29 Middlewood Road, Sheffield S6 4GW

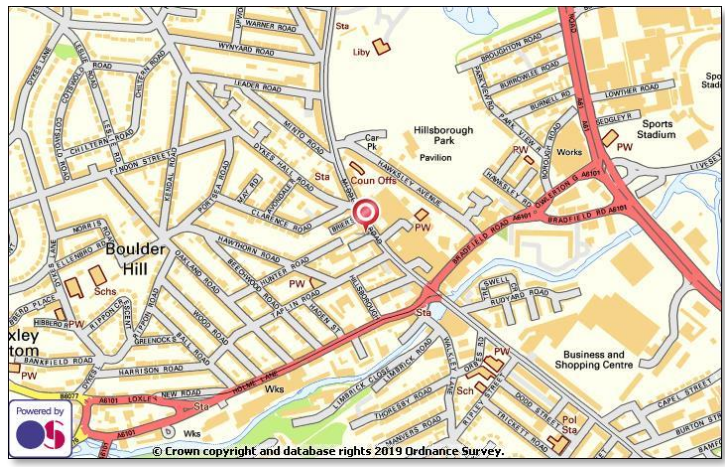
- 75.7 SQ. M. (814 SQ. FT.)
- Ground floor open plan retail unit with first floor offices and meeting rooms
- Located within Hillsborough retail district.
- Suitable for a variety of uses (Subject to consent)

**TO LET**

**LOCATION**

The premises are located on Middlewood Road in the centre of Hillsborough retail district.

Middlewood Road is serviced via the cities bus and supertram network with the nearest stop being Hillsborough Park, 150 meters north.



**DESCRIPTION**

The property comprises a self contained open plan retail unit and managers office with a glazed front display to Middlewood Road.

The property benefits from first floor office accommodation meeting room/staff room and welfare facilities.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	41.65	448
First Floor	34.05	366
<b>TOTAL</b>	<b>75.39</b>	<b>814</b>

**BUSINESS RATES**

The premises have a rateable value of £9,300. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**TERMS/RENT**

The property is available by way of assignment or sublease of our clients' lease. The rent payable is £9,500 per annum exclusive. The lease expires November 2022.

Interested parties are to contact the sole agents for further information.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

Each party is to be responsible for their own costs.

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

29 Middlewood Road  
 SHEFFIELD  
 S6 4GW

**Certificate Reference Number:**  
 0260-8921-0372-6850-3080

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

108

This is how energy efficient the building is.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Jake Bond  
 Tel: 0114 276 0151  
 Email: [jake@markjenkinson.co.uk](mailto:jake@markjenkinson.co.uk)

**Disclaimer –July 2019**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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