

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



GROUND FLOOR RETAIL PREMISES

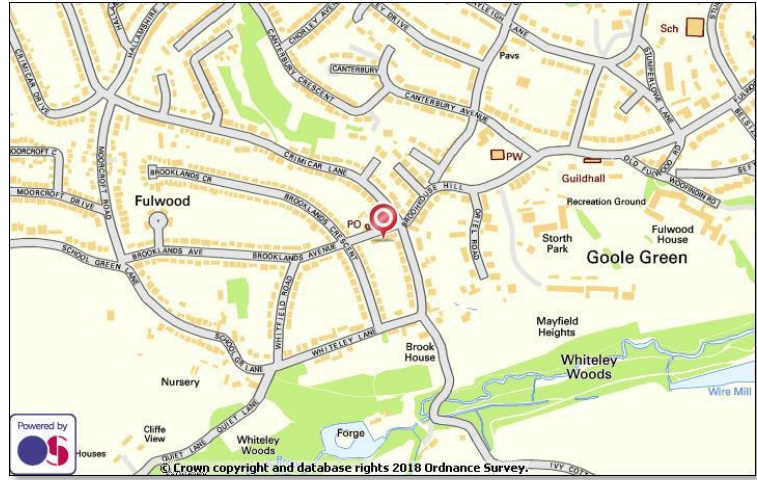
4 Brooklands Avenue, Sheffield - S10 4GA

- 25.5 SQ. M. (275 SQ. FT.)
- Ground floor retail shop with road frontage
- Convenient out of town retail parade
- Adjacent local and national occupiers

TO LET

LOCATION

The premises are located in the Fulwood suburb of Sheffield directly fronting Brooklands Avenue. Fulwood is located some 3 miles south west of Sheffield city centre along Fulwood Road. The parade is popular and shops here are rarely available.



Energy Performance Certificate HM Government
Non-Domestic Building

4 Brooklands Avenue
 SHEFFIELD
 S10 4GA

Certificate Reference Number:
 0280-0338-5909-9192-2092

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

98
This is how energy efficient the building is.

Less energy efficient

DESCRIPTION

The property comprises a former butchers ground floor retail shop in an out of town retail parade amongst other local and national occupiers such as Co-op. The property benefits from full width glazing, road frontage and internal WC.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	25.55	275

BUSINESS RATES

The premises have a rateable value of £6,600. 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

TERMS/RENT

The property is available from June 2019 by way of a new Full Repairing and insuring lease at a term to be agreed at an asking rent of £7,500 per annum exclusive.

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

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

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

Surveyor acting: Nick Wilson MRICS
 Tel: 0114 276 0151
 Email: nick.wilson@markjenkinson.co.uk

Disclaimer – February 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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