

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



MAGNIFICENTLY LOCATED RETAIL PREMISES

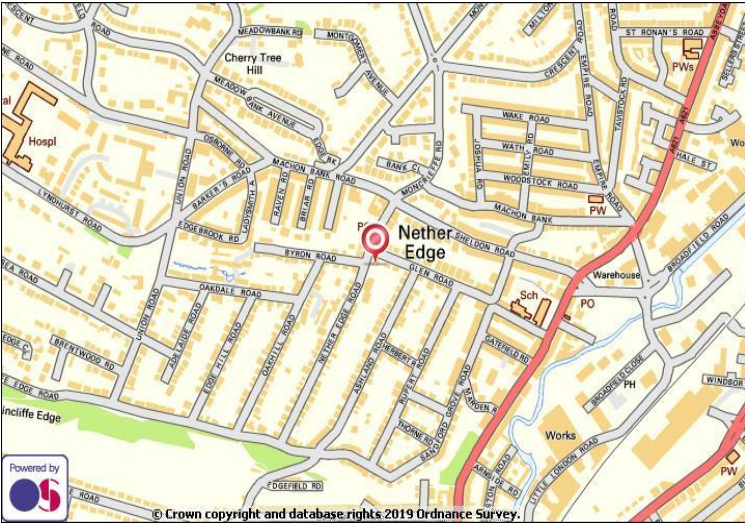
Former Post Office, 7b Nether Edge Road, Sheffield, S7 1RU

- In the heart of Nether Edge shopping centre
- Suitable for a variety of retail/commercial uses (subject to necessary consents)
- Lease terms by agreement
- Rarely becomes available

TO LET

LOCATION

The subject property occupies an extremely prominent position on Nether Edge Road in this increasingly busy suburban shopping centre in the heart of Nether Edge. Adjacent neighbours include Oxfam, Sainsburys and a whole host of other retail outlets.



DESCRIPTION

The property comprises a self-contained ground floor unit suitable for a variety of uses in this extremely popular shopping centre. The kitchen and WC facilities are to the rear of the property.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	60.50	650

Please note the measurements have been taken from the Valuation Office Agency website.

SERVICES

Electricity, water and mains drainage are connected.

BUSINESS RATES

The premises have a rateable value of £8,100. 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

ASKING PRICE

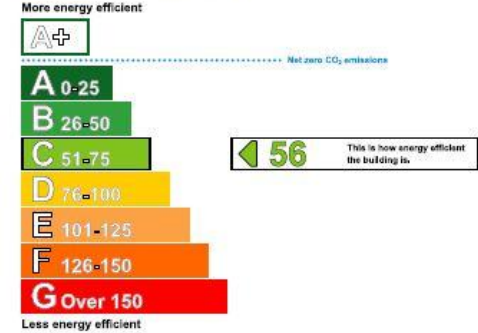
The property is available to let at **£12,000 per annum** by way of a new lease on effective full repairing and insuring terms for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate HM Government
Non-Domestic Building
 Post Office
 7b Nether Edge Road
 SHEFFIELD
 S7 1RU
 Certificate Reference Number:
 9323-3044-0647-0300-7605

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



Technical Information		Benchmarks
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m ²):	71	27 If newly built
Assessment Level:	3	71 If typical of the existing stock
Building emission rate (kgCO ₂ /m ² per year):	80.53	
Primary energy use (kWh/m ² per year):	Not available	

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)

The incoming tenants will be responsible for both sides legal costs.

VIEWING ARRANGEMENTS

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

Surveyor acting: Mohammed Mahroof MRICS
 Tel: 0114 276 0151
 Email: mahroof@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.

SHEFFIELD 0114 276 0151
 8 Norfolk Row, Sheffield S1 2PA

CHESTERFIELD 01246 267 565
 Dunston Innovation Centre, Chesterfield S41 8NG

www.markjenkinson.co.uk

