

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## GROUND FLOOR RETAIL PREMISES

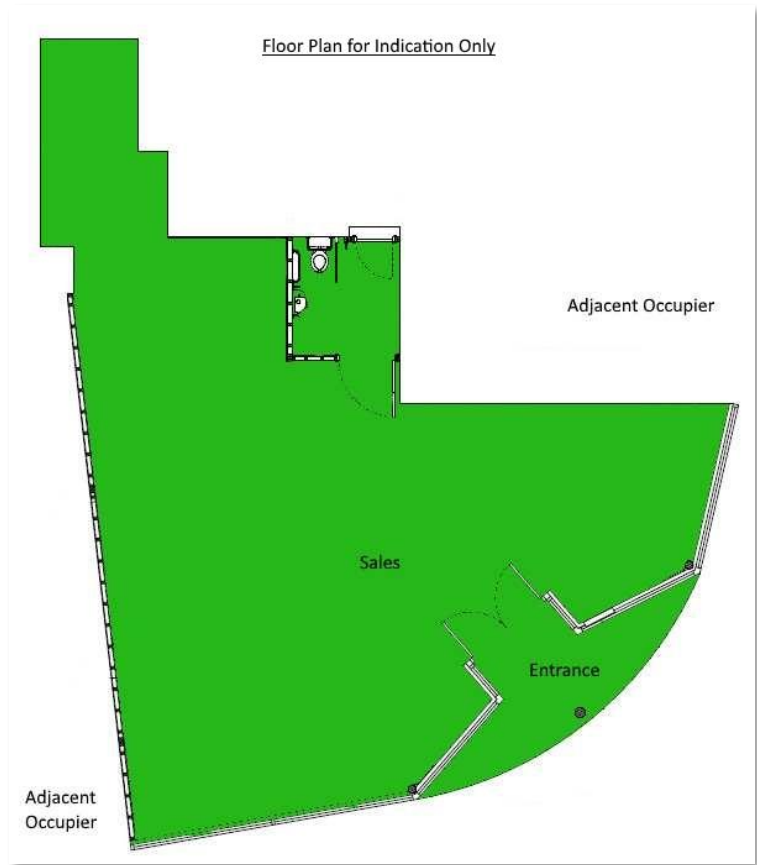
2A-4A, Middlewood Road, Hillsborough, Sheffield – S6 4GY

- 93.8 sq m (1,010 sq ft)
- Frontage to Middlewood Road and Bradfield Road
- One of the most prominent units in Hillsborough
- High footfall and traffic flow
- Would suit a range of alternative use occupiers such A2, A3, A4, A5 (subject to planning)

**TO LET**

**LOCATION**

The premises are situated in the very heart of the retail centre of Hillsborough in what must be the most prominent position possible. Please see page 3 for Goad Plan.



Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	93.8	1,010

**BUSINESS RATES**

The premises have a rateable value of £25,000. 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**

The property is available by way of a new lease at rent of **£25,000 p.a. exclusive** payable quarterly in advance. Please enquire for detailed terms.

**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**

VAT is not applicable  
Each party are to be responsible for their own costs.

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

Subway  
2a Middlewood Road  
SHEFFIELD  
S6 4GY

**Certificate Reference Number:**  
0193-0903-0130-7990-4803

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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+	
..... Net zero CO <sub>2</sub> emissions	
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 please contact the agents – Mark Jenkinson and son  
 Surveyor acting: Philip Dorman MRICS  
 Tel: 0114 276 0151  
 Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – May 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

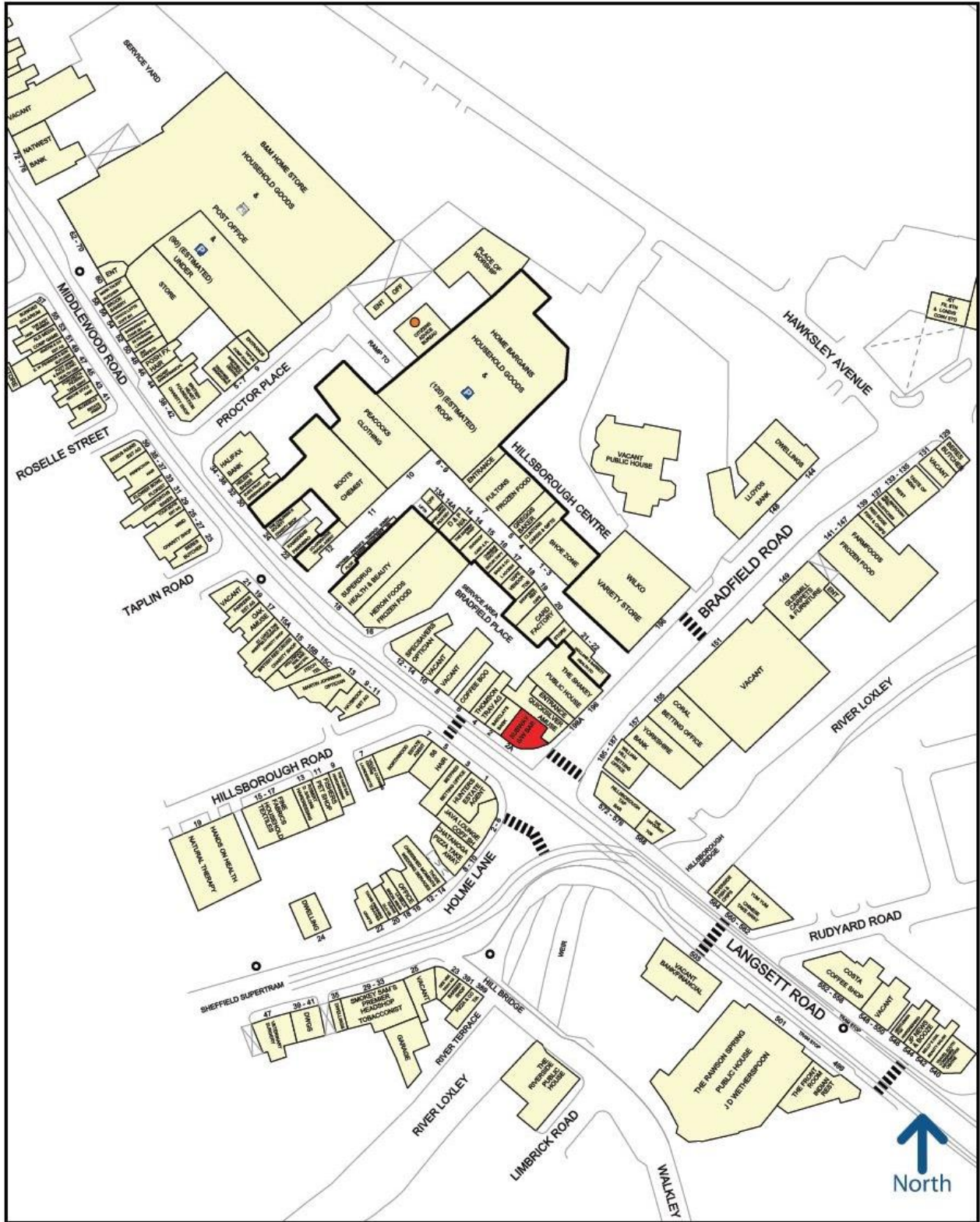
**CHESTERFIELD 01246 267 565**  
Dunston Innovation Centre, Chesterfield S41 8NG

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)



**RICS**

the mark of property professionalism worldwide



50 metres

Experian Goad Plan Created: 11/03/2019  
Created By: Jackson Criss



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