



TO LET

Takeaway/Retail Unit

986 sq.ft

(91.6 sq.m)

Unit 6 Parkside Shopping Centre, Killamarsh, S21 1FY

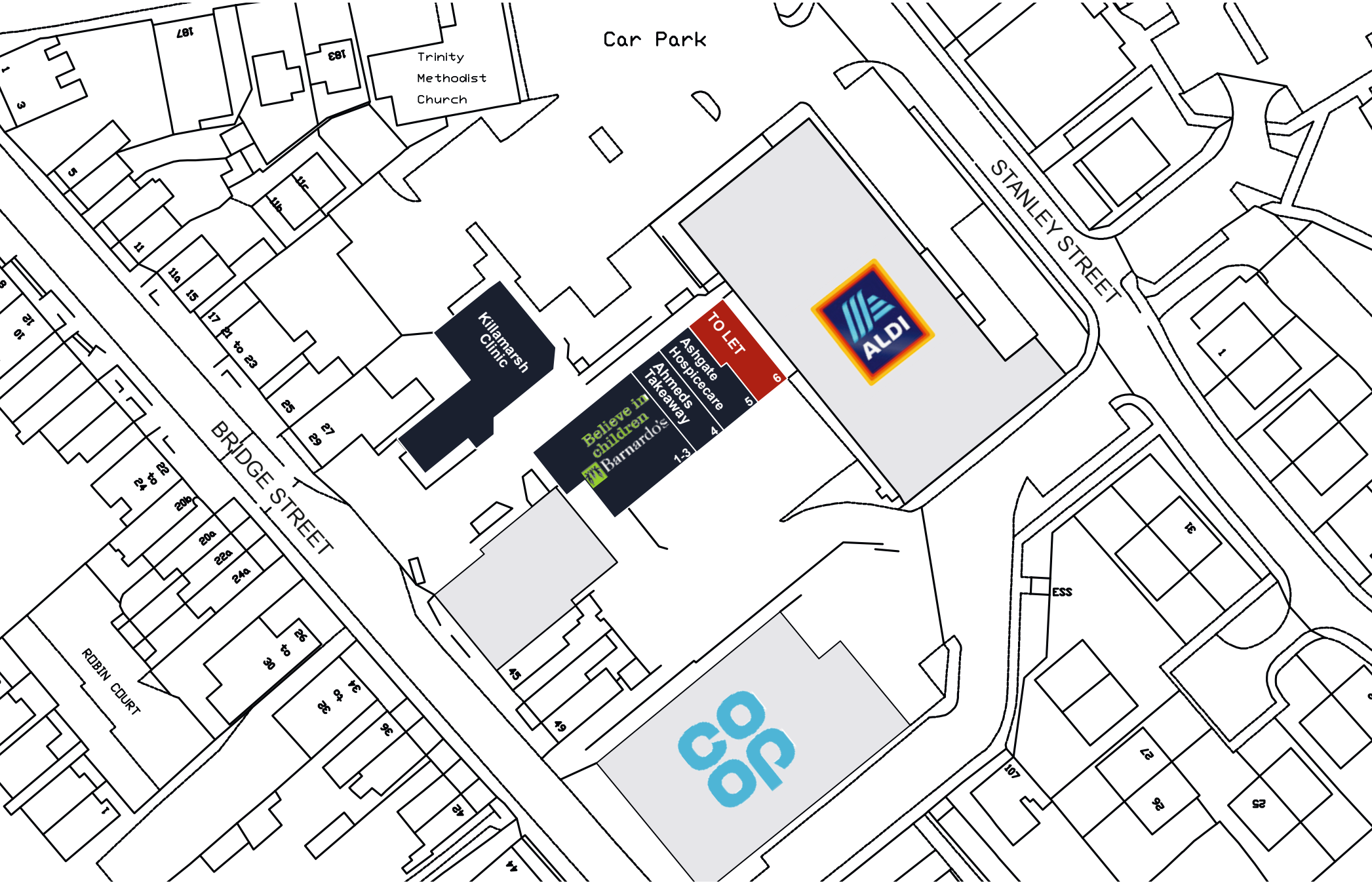
- Planning consent for takeaway use
- Adjacent to a successful Aldi Supermarket
- Shared free car parking spaces
- Neighbouring occupiers include Barnardos and Co-Op

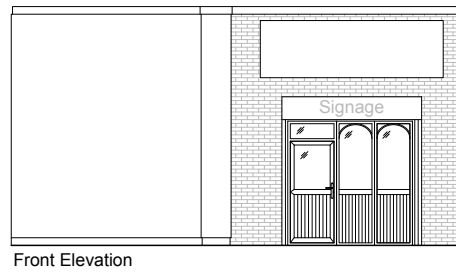
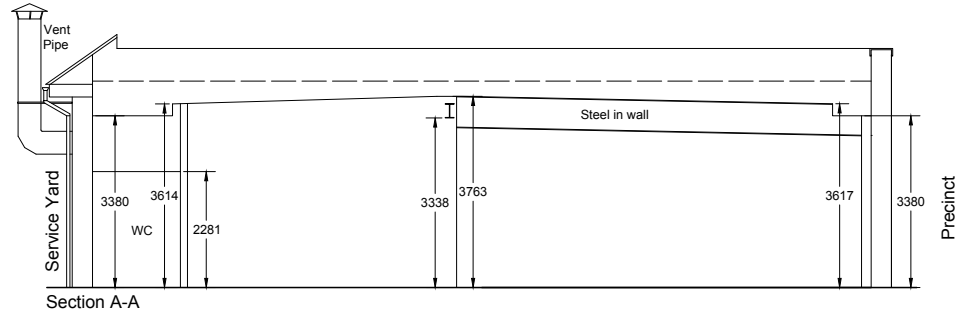
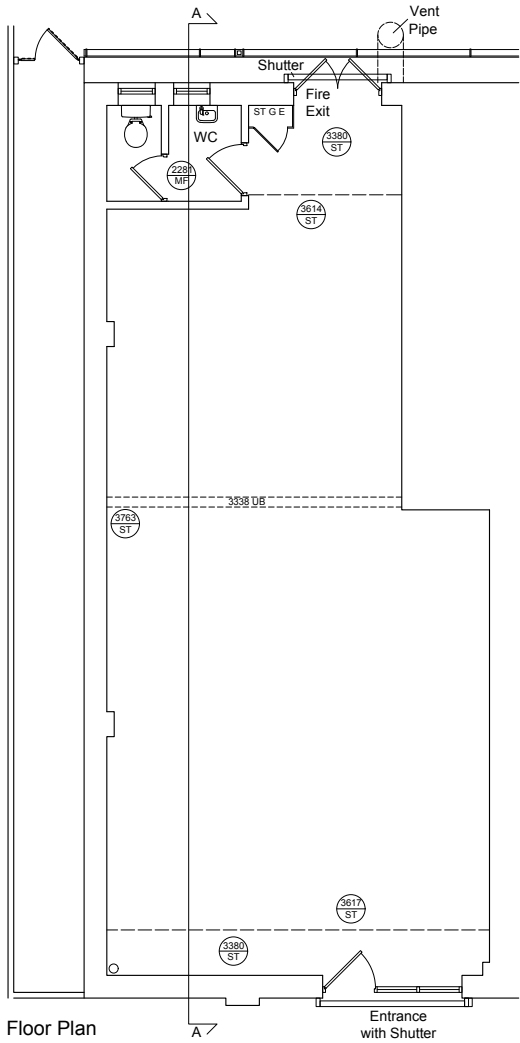
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Unit 6 Parkside Shopping Centre, Killamarsh, S21 1FY

Areas (approx. NIA)	Sq.ft	Sq.m
Total Sales Area	986	91.6
TOTAL	986	91.6

Rent

£16,500 per annum exclusive of VAT, service charge, business rates and insurance.

Rates

The Rateable Value is £11,750. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

Services

The unit has main services connected.

Service Charge & Insurance

Service Charge to be TBC. Fair proportion of service charge based on floor area. The landlord will insure the premises and recover the premium from the tenant.

Energy Performance

The Energy Performance Asset Rating is in Band D (88). Further information available upon request.

Planning

We believe the property has planning consent for hot food takeaway use (sui generis). It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

Property is VAT elected.



Viewing

Strictly via prior appointment
with the appointed agents:



Tom Shelton 07738 335482
tom@crosthwaitecommercial.com

Charlie Appleyard 07852 195089
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Owned and Managed by

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