

SHEFFIELD

197/199 MAIN ROAD

DARNALL, S9 5HP

HIGHLY PROMINENT CORNER A3/A4 USES CONSIDERED STP POTENTIAL FREEHOLD OPPORTUNITY



LOCATION

Darnall is a densely populated suburb of Sheffield approximately 3 miles east of the City Centre.

The property is prominently situated at the corner of Main Road and Stainforth Road, with surrounding retailers including **Wilko, Lidl, Fultons, HSBC, Coral, Paddy Power** and **TSB Bank**.

ACCOMMODATION

The property offers the following approximate dimensions and net internal floor areas:-

Internal Width (max)	9.75 m	32'00"
Shop Depth	14.00 m	45'11"
Ground Floor Sales	82.40 sq m	887 sq ft
First Floor Ancillary	29.45 sq m	317 sq ft
Basement Ancillary	13.38 sq m	144 sq ft

RENT

The passing rent is £ 12,500 per annum exclusive.

LEASE

The property is held on a lease expiring 28 November 2026. Offers are invited for the leasehold interest.

Alternatively, a sub-lease for a shorter term may be considered.

FREEHOLD

The freehold interest may be available and therefore the property could be secured with full vacant possession, subject to terms, etc.

RATES

We are advised the property is assessed as follows:-

Rateable Value (2018)	£ 8,500.00
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 4,190.50

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (91). A copy of the EPC is available for inspection if required.

COSTS

Each party to pay their own legal costs.

VAT

VAT is not currently payable on the rent. Please contact the agents for more information.

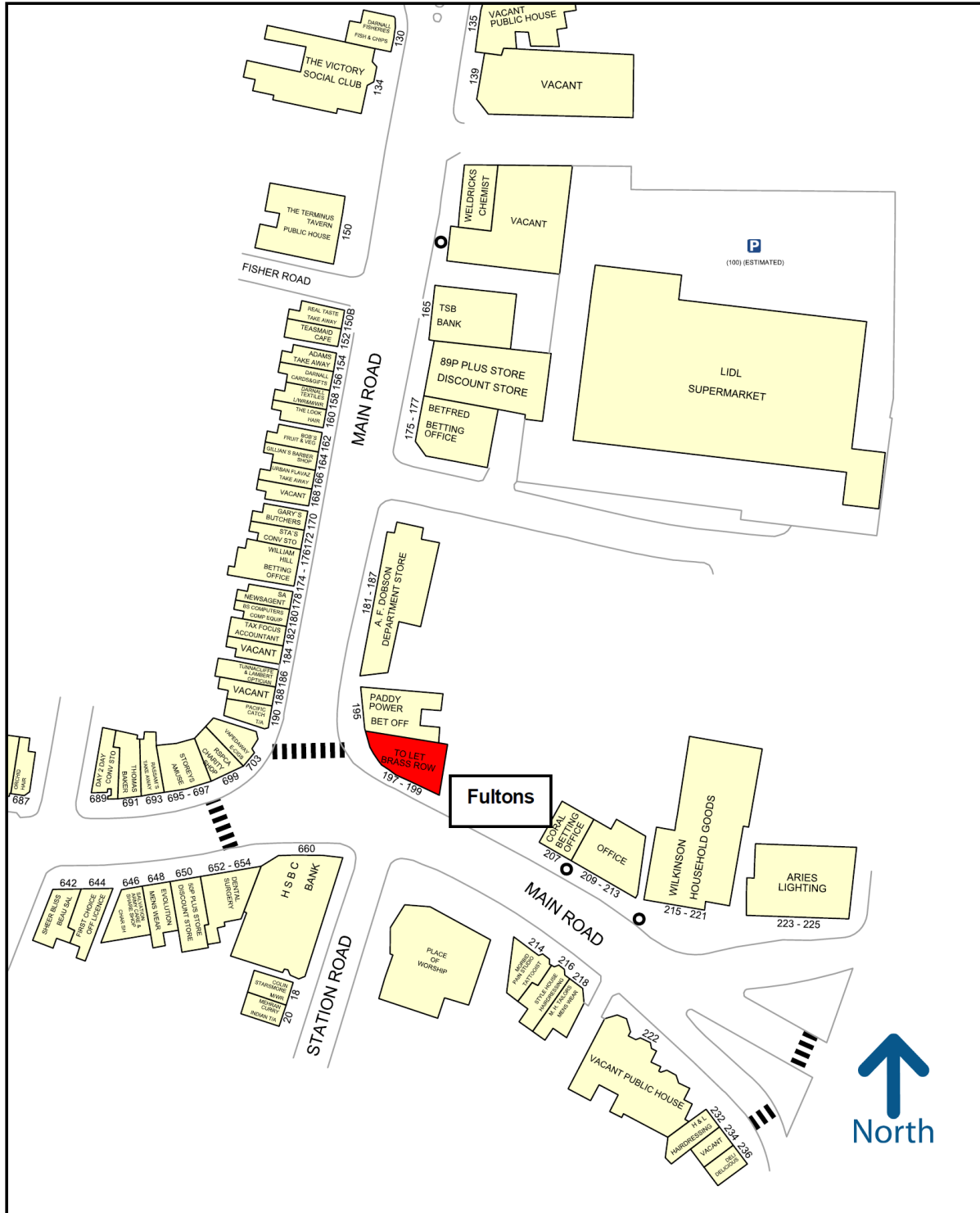
VIEWING & FURTHER INFORMATION

Please contact the sole agent Brassington Rowan:-

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SUBJECT TO CONTRACT



Experian Goad Plan Created: 10/05/2016
Created By: Brassington Rowan



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