



13 Sicity Avenue  
Sheffield, S5 6NF

## PROMINENT RETAIL/LEISURE UNIT

9,275 sq ft  
(861.68 sq m)

- Popular Sheffield Suburb
- Suitable for variety of uses
- New sub lease available

# 13 Sicey Avenue, Sheffield, S5 6NF

## Summary

<b>Available Size</b>	9,275 sq ft
<b>Rent</b>	£40,000.00 per annum
<b>Rates Payable</b>	£26,368 per annum
<b>Rateable Value</b>	£51,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (53)

## Description

The property comprises a large retail/leisure unit that forms part of a parade of shops. The unit is prominently situated in the centre of the parade and benefits from a full glazed frontage. Internally the accommodation is divided to form a large ground floor sales area with separate storage, staff facilities and loading to the rear. Further accommodation is provided on the first floor. On street parking is available directly in front of the property.

## Location

The property is located on Sicey Avenue in Firth Park, a busy suburb of Sheffield. The City Centre is located approximately 3.5 miles to the south of the property and Meadowhall Shopping Centre and Junction 34 of the M1 are only 2 miles away. Nearby occupiers include Heron Foods and Boyes.

## Accommodation

Name	sq ft	sq m
Ground - Sales	6,316	586.78
Ground - Rear store/staff area	1,306	121.33
1st - Storage	1,653	153.57
<b>Total</b>	<b>9,275</b>	<b>861.68</b>

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £40,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

## Planning

We understand the property has the new E Planning use class but recommend that interested parties make their own enquiries via the local authority.



## Viewing & Further Information



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