

Leeds Office: 0113 388 4848

# To Let



# **Sheffield**

37 The Arcades, Meadowhall, S9 1EH

622 sq ft (57.79 sq m) Rent: £147,500 pax



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# **Location & Description:**

- Meadowhall is an indoor shopping centre in Sheffield, South Yorkshire. It lies 3 miles north-east of Sheffield city centre and 2 miles from Rotherham town centre. It is the largest shopping centre in Yorkshire and currently the eleventh largest in the United Kingdom.
- The property is situated at the junction of High Street and The Arcade within the centre, on the first floor.
- Other occupants in the immediate vicinity include a variety of well-known national brands; including Apple, River Island, Ted Baker, M&S and Ernest Jones.

#### Demise:

Ground Floor 622 sq ft (57.79 sq m)

#### Rent:

£147,500 per annum exclusive.

#### Lease:

The premises are currently held on a effective full repairing and insuring lease which expires 3rd September 2025. The lease is available by way of assignment or sub-letting.

# **Service Charge:**

Available upon request.

### EPC:

Available upon request.

# **Legal and Professional Fees:**

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £104,000.

## **Date Prepared:**

August 2024

#### **Contact Us:**

#### Jack Deakin

07591 835782 jack@barkerproudlove.co.uk

# **Nik McCarthy**

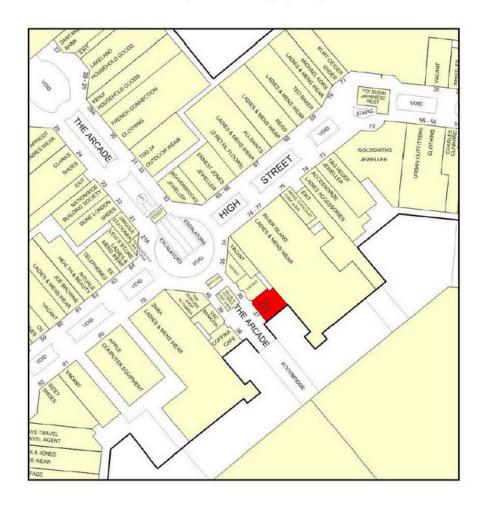
07960 960207 nikm@barkerproudlove.co.uk

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