

To Let



Sheffield

37 The Arcades, Meadowhall, S9 1EH

622 sq ft (57.79 sq m)

Rent: £147,500 pax

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

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