

To Let



Sheffield

**Hillsborough Exchange Shopping Centre,
196 Bradfield Road, Hillsborough, S6 2BY**

Ground Floor: 5,425 sq ft (505 sq m)

Rent on Application

Subject to Formal Vacant Possession

Location & Description:

- **Hillsborough Exchange is located in the heart of Hillsborough, easily accessible on foot, by car and by tram. The roof top car park provides over 100 spaces.**
- **Existing retailers include Boots, Home Bargains, Peacocks, The Works, Holland & Barrett, Specsavers and Greggs.**
- **The subject unit is situated at the shopper entrance to Hillsborough Exchange, with an external shop frontage on to Bradfield Road**

Demise:

Ground Floor 5,425 sq ft (505 sq m)
First Floor 4,920 sq ft (457 sq m)
Second Floor 5,030 sq ft (467 sq m)
Third Floor Plant Room
Arranged over three trading floors with a customer escalator in situ.

Rent:

Available upon request.

Lease:

Subject to formal vacant possession, a new effectively full repairing and insuring lease is available for a term of years to be agreed.

Service Charge:

On-account service charge for 2024 stands at approximately £8,000.

EPC:

Available upon request.

Legal and Professional Fees:

Each party are to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £69,500.

Date Prepared:

July 2024

Contact Us:

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