



# 19 High Street

Meadowhall Shopping Centre Sheffield

## Rent

£200,000 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	1,060 sq ft	98.48 sq m
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<b>Total:</b>	<b>1,060 sq ft</b>	<b>98.48 sq m</b>
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(Interested parties are advised to verify these areas on site by prior appointment)

## Incentives

Available subject to covenant strength

## PRIME LEASE FOR SALE

### Property Highlights

- Prime position
- Strong adjacencies
- High footfall

### Location

Located in a prominent and central position on the lower level of the centre. Nearby occupiers include Jack Wills, Diesel, Superdry, H Samuel and Swarovski.

### Description

The property comprises a prime retail unit with sales accommodation on ground floor.

### Tenure

The property is available by way of an assignment of the existing lease expiring 25th September 2025 with a rent review in September 2020. The lease is inside the provisions of the Landlord and Tenant Act.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

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## Business Rates

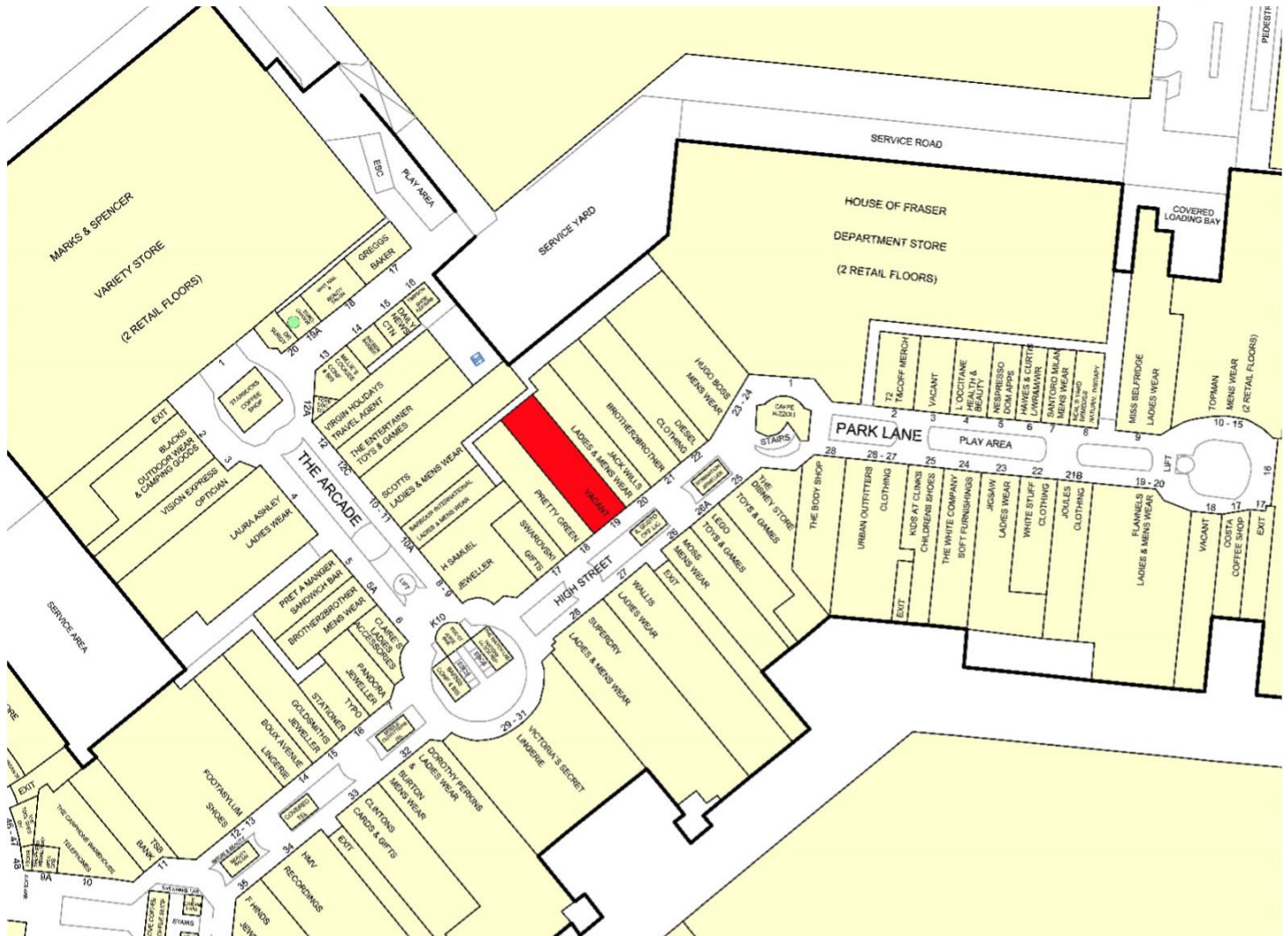
Rateable Value		£202,000
Rates Payable	(19/20)	£101,808
Rateable Value		£144,000
Rates Payable	(23/24)	£73,728

Interested parties should make their own enquiries with Sheffield City Council (0114 273 4318)

## EPC

The EPC rating for the premise is C-69. Full Energy Performance Certificate available upon request.

## Location Map



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