

SHEFFIELD



34-36 HAYMARKET, S1 2AX

Subject to Vacant Possession

- The city benefits from an excellent road network, being adjacent to the M1 Motorway (Junction 31&33), as well as being at the junction of the A57 & A61.
- The property is situated on the east side of Haymarket, between its junctions with Dixon Land and Exchange Street.
- Occupiers close by include Ladbrokes, B&M Bargains, Savers, the Co-op, Heron Foods, KFC & Subway.

Long-Leashold for Sale or a
New Commercial Lease

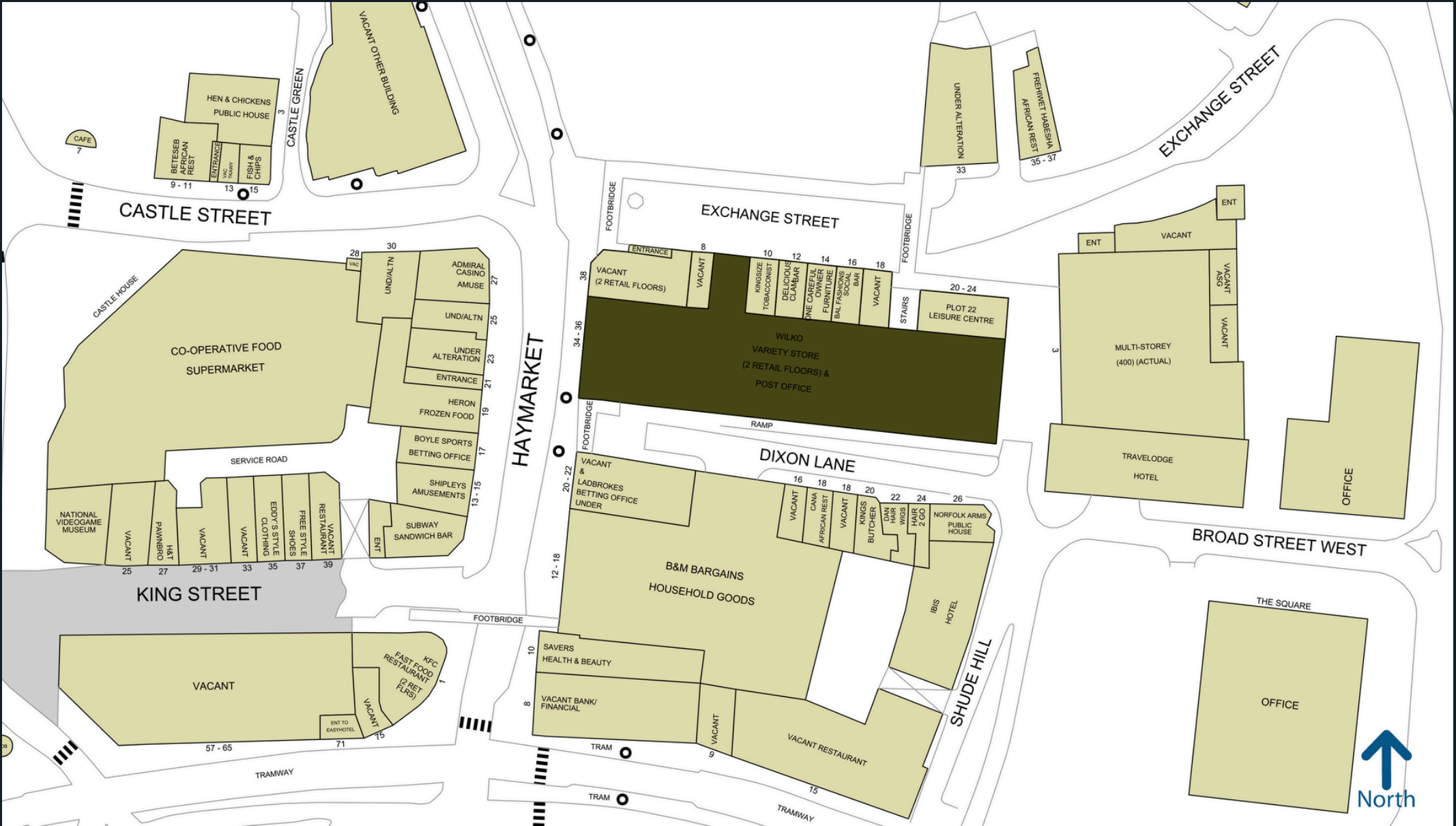
Website

www.savills.co.uk

Address

3 Wellington Place
Leeds
LS1 4AP

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ACCOMMODATION:

The premises are arranged over the basement, ground, mezzanine, first, second, third and fourth floor of the shopping centre, comprising the following approximate net internal area:

Ground Floor: 22,686 sq ft / 2,107.5 sq m
Basement: 26,482 sq ft / 2,460.2 sq m
Mezzanine: 5,590 sq ft / 519.3 sq m
First Floor: 20,973 sq ft / 1,948.4 sq m
Second Floor: 8,664 sq ft / 804.9 sq m
Third Floor: 7,226 sq ft / 671.25 sq m
Fourth Floor: 7,226 sq ft / 671.25 sq m

RENT:

Further details available on request.

TENURE:

The property is held on a head lease from 1961 until 2060.

RATES:

Rateable Value: £200,000
UBR (2024/25): £0.512
Rates Payable: £102,400 per annum

(Interested parties are advised to make enquiries with the Local Authority.)

SERVICE CHARGE:

Service charge payable for 2024 is approximately £20,263 per annum.

LEGAL COSTS:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC RATING:

Full Energy Performance Certificate available on request.

FURTHER INFORMATION & VIEWING

Further information upon request. Viewing strictly by appointment with Savills.

CONTACTS:

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