



# To Let

1 Kilner Way, Sheffield, S6 1NN

[avisonyoungretail.co.uk](http://avisonyoungretail.co.uk)



AVISON  
YOUNG



To Let  
15,456 Sq ft

**Promap**

LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.

Licence number 100022432.

Plotted Scale - 1:25000. Paper Size - A4



## Highlights



Size

**15,456 sq ft**



Planning Consent

**E(α)**



Prominent location

**Nearby  
occupiers,  
Sainsburys,  
Home Bargains,  
JD Gyms**



Parking

**628 spaces**



client

**Argos**

## Location

Kilner Way Retail Park is located within Hillsborough area of Sheffield. The retail park is situated approximately 3.5 miles south west from the town centre, 12 miles south of Barnsley and 23 miles south west of Doncaster. It is also well connected with the A61 running directly next to it. The Retail Park provides a total of 175,237 sq.ft. of retail space.

Nearby occupiers include **JD Gyms, Home Bargains, Pets at Home, Dunelm, Sainsbury's and TK Maxx.**

## Description

The premises are arranged over ground floor only providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	1,435.91	15,456

## Passing Rent

£293,113 pax

## Lease Terms

Available by way of an assignment of the existing lease due to expire on **20/03/2026**.

## Business Rates

**Rateable value 23/24:** £201,000  
**UBR 23/24:** £0.512p  
**Rates payable:** £102,912

**Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.**

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Service Charge

£10,766.76 pa

## EPC

The Energy Performance Asset Rating is **D-84**. A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.**

<https://sainsburysproperties.co.uk/>

**For further information please contact**

## Dan Kent

+44 (0)20 3976 5296  
+44 (0)7711 420 604  
dan.kent@avisonyoung.com

## Rob Fraser

+44 (0)20 3196 2203  
+44 (0)7894 605 513  
rob.fraser@avisonyoung.com

If you would like to know  
more please get in touch.

08449 02 03 04  
avisonyoungretail.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

April 2023

Visit us online  
avisonyoungretail.co.uk

22 Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All rights reserved.

**AVISON  
YOUNG**