

DEVELOPED BY
LITTON
 PROPERTY
 GROUP
 www.littonproperties.co.uk

ARCHER ROAD RETAIL PARK

SHEFFIELD S8 0LB

PRIME NEW RETAIL & LEISURE DEVELOPMENT
 A1 RETAIL / A3 RESTAURANT CONSENT

- NEW PHASE III now complete. Only ONE 1,250 sq ft A1/A3 unit remaining.
- Recent lettings to COSTA, SUBWAY, KASPAS, INDIGO SUN & SUPAFIT.
- UP TO 12,000 SQ FT on RETAIL terrace available as a whole, or SUBDIVISION to provide upto 3 UNITS.
- CLASS A1 RETAIL (NON FOOD) but would suit ALTERNATIVE USES subject to planning.
- Situated in the AFFLUENT SOUTH WEST side of Sheffield.



**RELOCATION
COMPLETE**

**RECENT
LETTINGS TO**

**AVAILABLE
SPACE**

**CLOSE
TO AN**

**ADJACENT
TO A LARGE**

**COMING
SOON**

SUBWAY

indigosun

COSTA

Supafit
Fitted Bedrooms



1,250 SQ FT
TO 12,000 SQ FT



Sainsbury's

home bargains



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DESCRIPTION

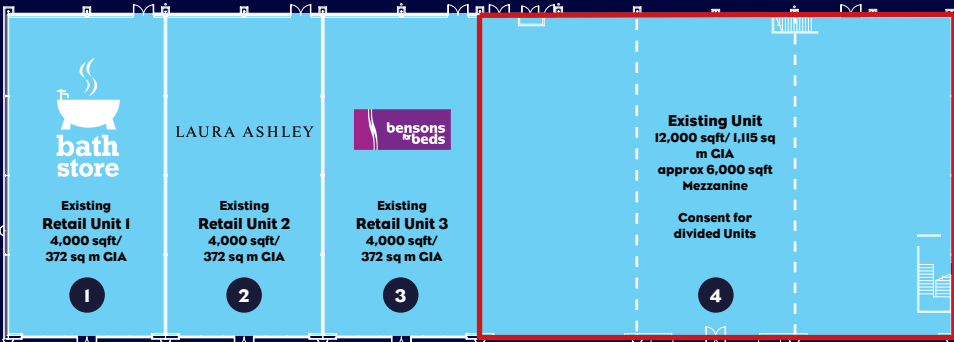
Litton Property Group have added a new Phase to Archer Road Retail Park, the new 3 storey building comprising of 6 retail/restaurant units with a gym above. The building fronts onto an extended car park which enhances the link between the existing Archer Road Retail Park and the adjoining Sainsbury's large format food store.

The extended Archer Road Retail Park provides a total of 62,000 sq ft of retail / leisure space with 227 car parking spaces



FLOORPLANS

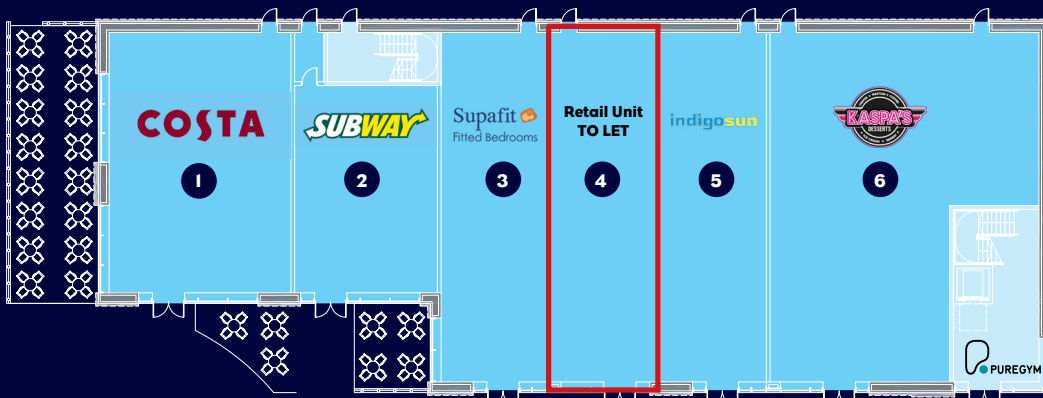
The premises are built to a standard developers specification including **double height shop fronts, concrete power floated floors and incoming services.**



GROUND FLOOR (EXISTING)

To Let

RETAIL TERRACE



PHASE III GROUND FLOOR



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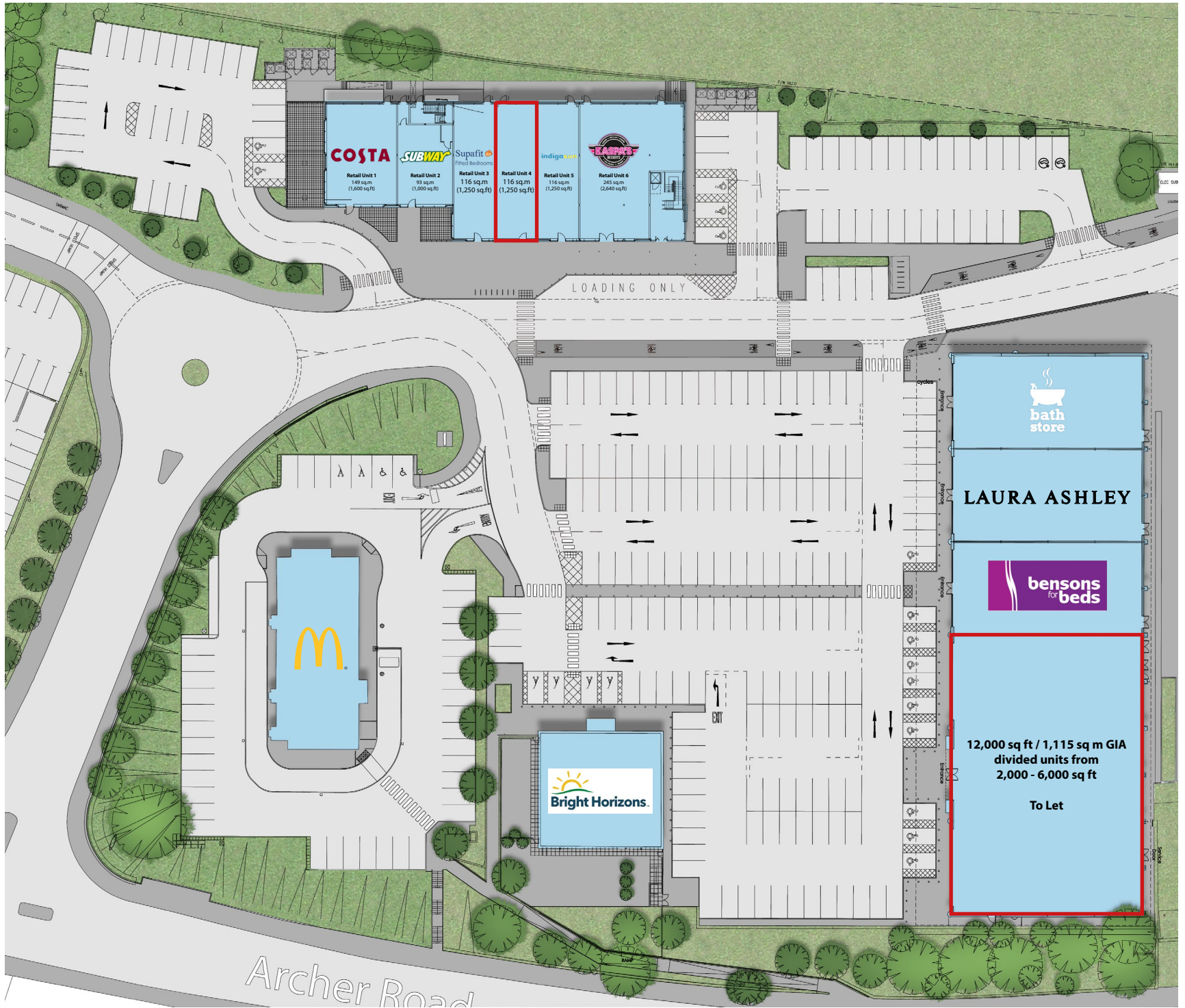
AVAILABILITY

Ground Floor New Phase III	sq ft	sq m
Retail Unit 1 COSTA	1,606	149
Retail Unit 2 SUBWAY	1,072	99
Retail Unit 3 Supafit Fitted Bedrooms	1,254	116
Retail Unit 4 To Let	1,254	116
Retail Unit 5 indigo sun	1,254	116
Retail Unit 6 KASPA'S	2,676	248
First Floor	10,003	929
Second Floor PUREGYM	10,003	929
Ground Floor (Existing)	sq ft	sq m
Retail Terrace	12,000	1,115
Consent to divide into three units ranging from 2,000 to 6,000 sqft		
Total	41,122	3,817

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SITE PLAN



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LOCATION

Archer Road Retail Park is located off the A621 approximately 3 miles from the City Centre and forms part of the main retail and leisure hub serving the affluent suburbs to south and west of Sheffield.

The park offers a potential district shopping catchment of 129,888 people within a 2 mile drive, of which 65% are actively employed, 30% of the households are within socio economic groupings AB and C1 and 64% are owner occupiers.



LEASE

The premises are available on new 15 year effectively full repairing and insuring leases, subject to five yearly upward only rent reviews.

RENT

On Application.

TIMING

Available to let now.

RATES

Interested parties are advised to make their own enquiries with the Local Charging Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs including Stamp Duty and VAT incurred in this transaction.

VIEWING

Strictly by appointment only through the joint letting agents.

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