



TO LET

Retail unit

620 sq.ft

(57.6 sq.m)

Unit 4, M Hillsborough Barracks, Langsett Road, Sheffield, S6 2LR

- Parade located in the town Centre
- Large car park nearby
- Anchored by a 110,000 sq.ft Morrisons food store
- Existing retailers including Sense, Crawshaws and Poundland

EVOLVE.
part of IMCore

**0207
228 6508**

evolveestates.com

Unit 4, M Hillsborough Barracks, Langsett Road, Sheffield, S6 2LR

Description

Shop front, suspended ceiling & integrated lighting. Kitchen, storage/office area & WC to rear of unit. The property is arranged over ground floor only providing the following approximate floor areas:

	Sq.ft	Sq.m
Ground Floor	620	57.6
TOTAL	620	57.6

Rent

£12,000 per annum exclusive.

Rates

Rateable Value £7,600. Rates Payable TBC. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

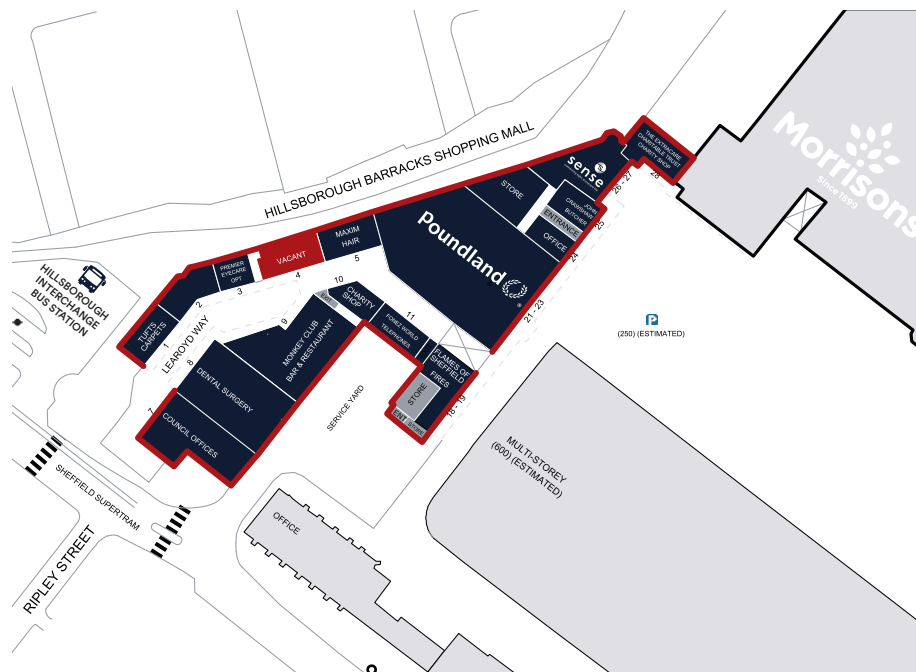
Service Charge

This unit participates in a service charge of £3,412.28 per annum.

Insurance

Insurance £500.73pa (annual figure until 31.03.25).

The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.

Location

The Parade at Hillsborough Barracks is located in the heart of Hillsborough town centre between Penistone Road (A61) and Langsett Road, some 2 miles north west of Sheffield city centre. The scheme is anchored by a 110,000 sq ft Morrisons supermarket served by 850 free car parking spaces, and petrol station and situated next to the Hillsborough interchange Bus station.

Retailers in the proximity include Sense, Crawshaws and Poundland.

Viewing

Strictly via prior appointment with the appointed agents:

RAWSTRON JOHNSON

0113 450 7000

www.rj-ltd.co.uk

Anthony Jackson 07711 944404
anthony@rj-ltd.co.uk

Liam Dobinson 07957 519319
liam@rj-ltd.co.uk



Phil Coombes 07715 678426
phil@cnprop.uk

Owned and Managed by

EVOLVE.
part of M²Core

**0207
228 6508**

evolveestates.com

Sam Cohen 07787 392840
spc@evolveestates.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.