

## SHEFFIELD • UNIT 3 • ELDON COURT • DEVONSHIRE STREET



### ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

**Ground Floor Sales 907 Sq. Ft. (84.33 Sq. M)**

\*Subject to onsite verification

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £28,250**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

### VAT

All figures quoted are net of VAT, but VAT may be payable in respect of this property.

### VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

**Email:** anthony@rj-ltd.co.uk or liam@rj-ltd.co.uk

Or

Joint Agents MJB Surveyors – 0114 282 3080

**SUBJECT TO CONTRACT**

### LOCATION

Located to the West of the City Centre, Sheffield's Devonshire Quarter is a thriving part of the city.

Known for its exciting blend of restaurants, shops, coffee houses and bars the heart of the Devonshire Quarter lies between Devonshire Street and Division Street close to Devonshire Green – the most popular public open space in Sheffield City Centre.

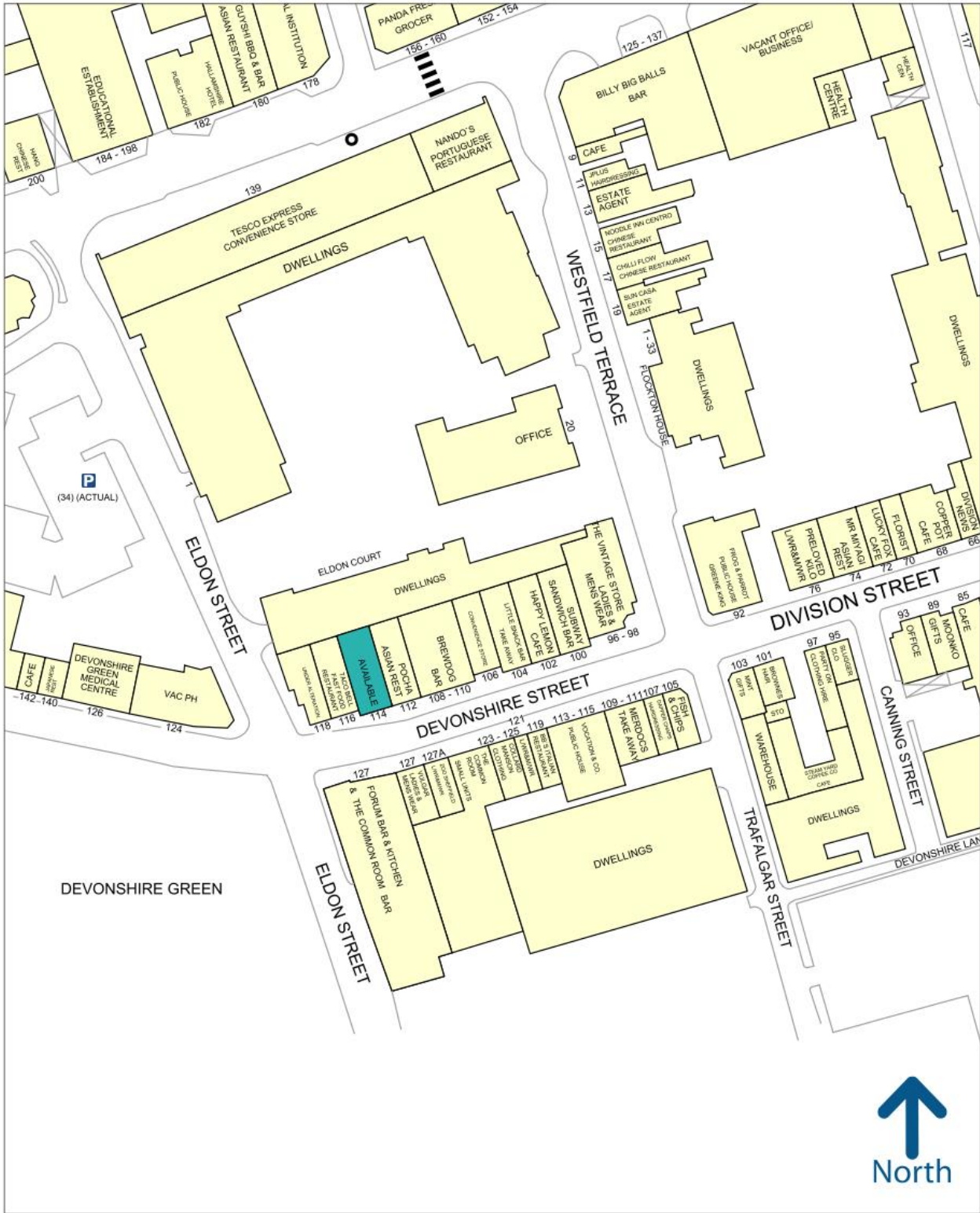
Eldon Court is a high-profile retail parade which is prominently located fronting the busy Devonshire Street. Eldon Court's tenant line-up includes **BrewDog, Taco Bell, and Subway** along with a number of strong independent retailers.

### TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £32,500 per annum.

The Tenant will be liable for service charge and insurance costs. Further details available upon request.

## PRIME SHOP TO LET



50 metres

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