

UNIT 4 • THE BARRACKS • HILLSBOROUGH • S6 2LR



LOCATION

Hillsborough is a popular suburb of Sheffield situated 4 miles northwest of Sheffield city centre and 10 miles west of Rotherham. The suburb has a population of approximately 19,152 (Census, 2021).

The subject development is prominently positioned next to the **Hillsborough Interchange bus station** and a **Morrisons superstore** with circa **600 free car parking spaces**.

Nearby occupiers include, **Poundland, The Barracks Lounge, One Smile, Sense, and Flames**.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £12,000 per annum exclusive.

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

ACCOMODATION

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

Ground Floor Sales | 620 sq.ft. (58 sq.m)

RATING

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

Rateable Value: £7,600

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

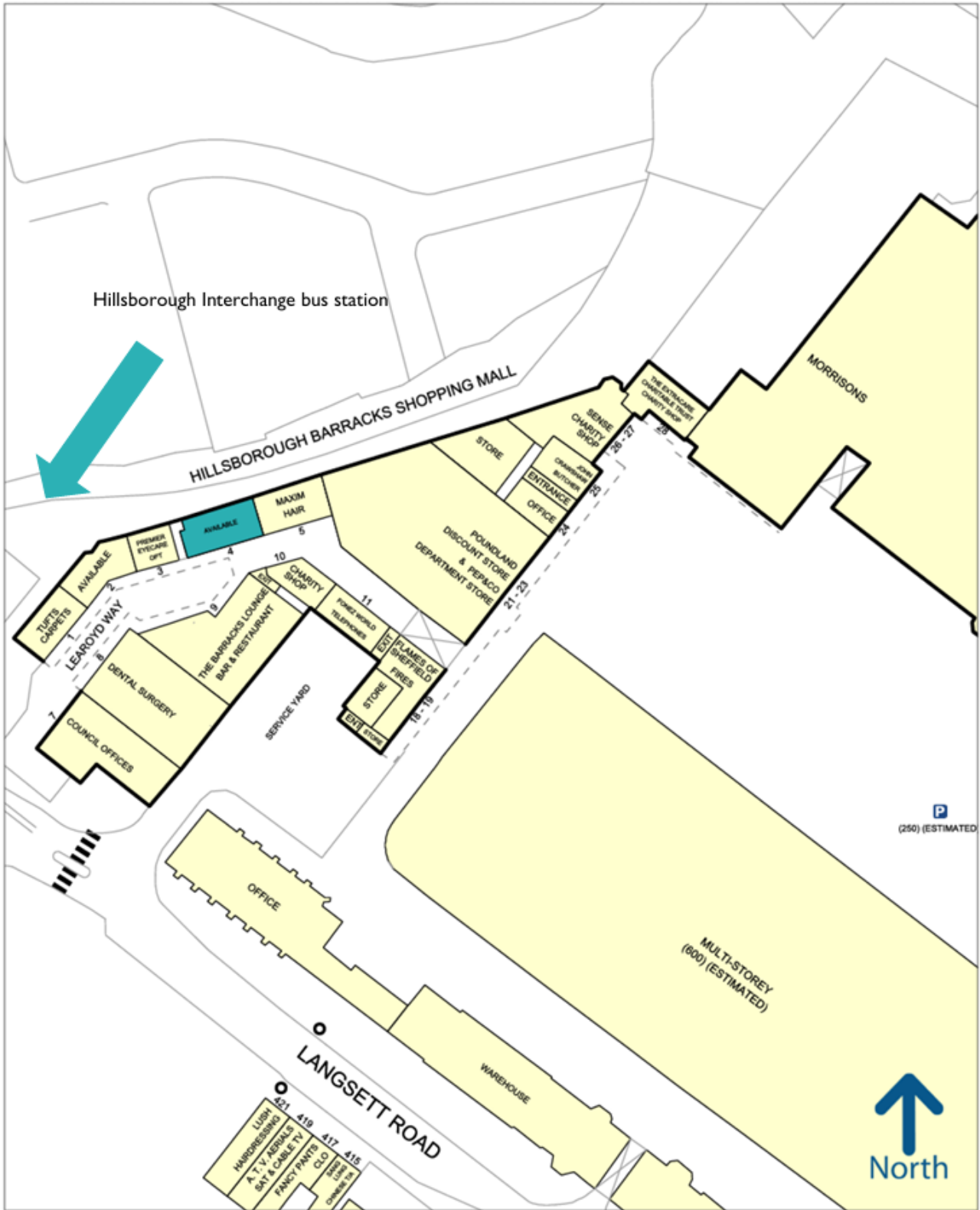
Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

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

Or our joint agent CN Property on 07715 678 426

SUBJECT TO CONTRACT

PRIME SHOP TO LET



50 metres

Experian Goad Plan Created: 18/10/2024
Created By: Rawstron Johnson



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