

SHEFFIELD • UNIT 5-6 • ELDON COURT • DEVONSHIRE STREET



LOCATION

Located to the West of the City Centre, **Sheffield's Devonshire Quarter** is a thriving part of the city with a real "Urban Village" feel.

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

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £49,500 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Please contact the leasing agents for further details.

ACCOMODATION

The property provides the following net internal areas:

Ground Floor 1,885 sq ft (175.12 sq m)

*The above floor areas are subject to on-site verification.

RATING

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

Rateable Value: £54,000

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 will 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

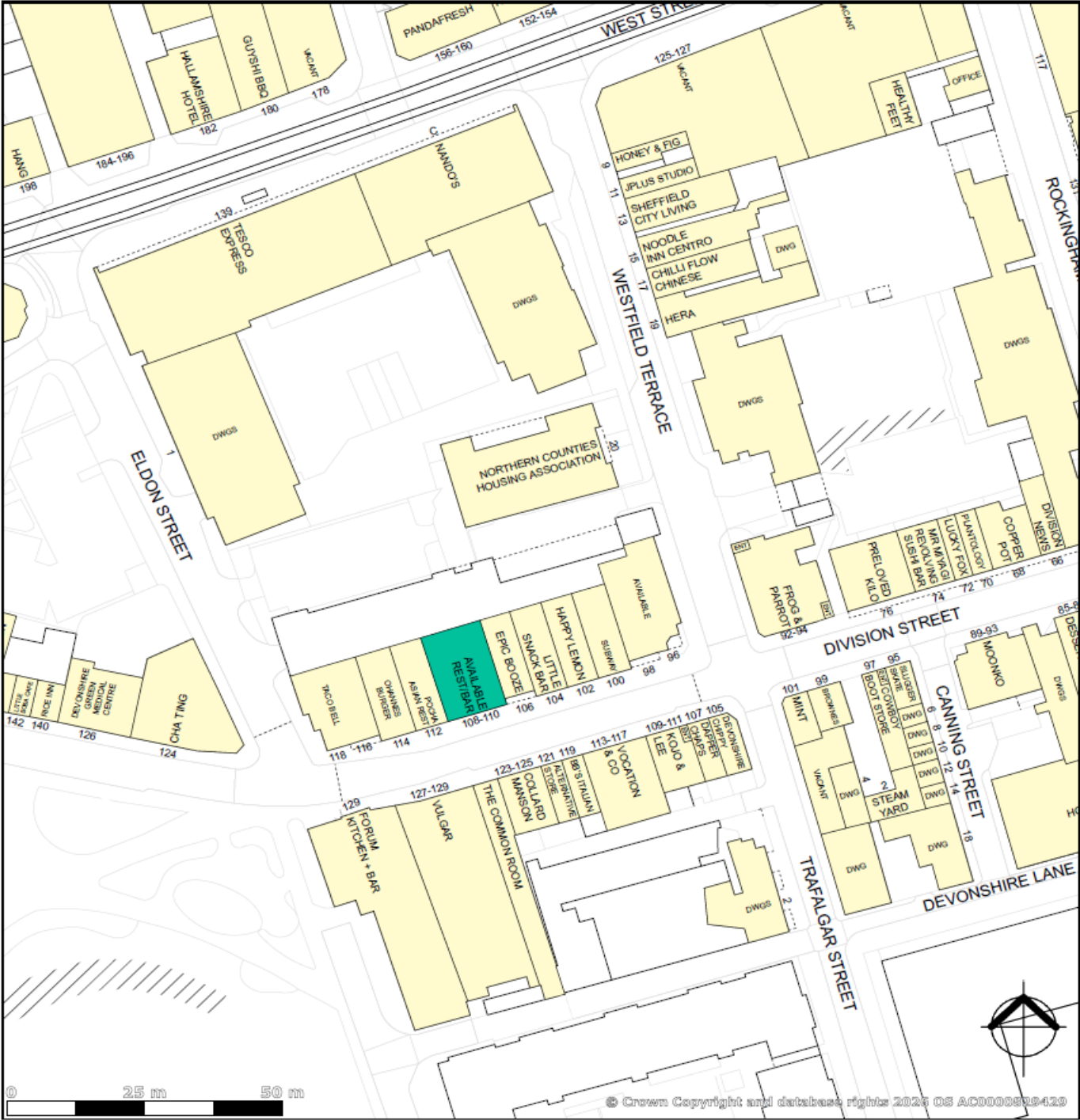
Or

Joint Agents MJB Surveyors – 07736 791 146

SUBJECT TO CONTRACT

TO LET – FULLY FITTED BAR/RESTAURANT

Devonshire Street



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Plotted Scale - 1:1,000



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