

SWIFT & CO.

CHARTERED SURVEYORS

Commercial and
Industrial Consultants

Established 1936



Hamilton Chambers, 56 Birley Moor Road, Sheffield, South Yorkshire S12 4WD

Internet: www.swiftandco.com

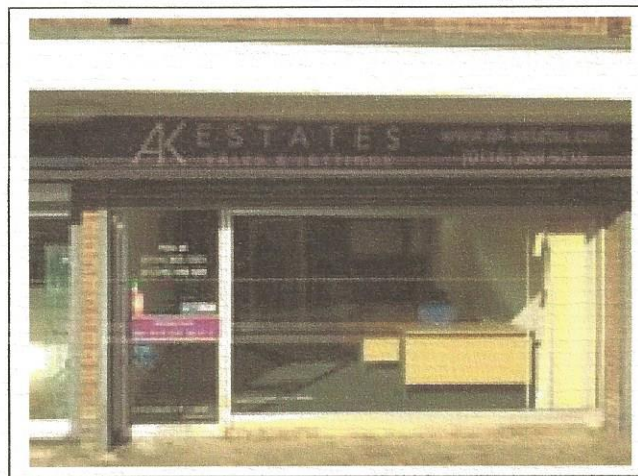
Tel: 0114 265 1023 (3 Lines) Fax: 0114 264 5218

E-mail surveyors@swiftandco.com

REGULATED BY RICS

TO LET

PROMINENTLY LOCATED SHOP



23 MARKET SQUARE, WOODHOUSE, SHEFFIELD, S13 7JX

Excellent modern Retail Unit in a very popular residential area with well-established "village" shopping centre. This serves the densely populated area of Woodhouse and is well represented by a range of facilities including supermarkets, banks, restaurants, pharmacy and leisure. There are also good bus services and the centre is within easy reach of local schools. The property shares a central position in the shopping precinct.

ACCOMMODATION

(Please note that all measurements and areas are approximate and must not be relied upon)

SALESHOP: 40.83m² (434 square feet) having solid floor with carpet and suspended ceiling. Frontage: 4.4m² approximately. Security shutter to front.

REAR STORE/KITCHEN: Some 3.4m² (37 square feet) providing storage facility at the rear of the shop with direct access to the large rear delivery yard and car park. Customer parking also to rear (Pay and Display).

TOILET FACILITIES: These facilities are accessed from the rear lobby and comprise separate wash basin and W.C.

LEASE

A full repairing and insuring lease to be offered on terms to be agreed. A minimum term of 12 months is required.

Managing Agents Lease Negotiations Rent Reviews Valuers & Auctioneers
Structural Surveys Home Surveys & Valuations Development Advisors
Licensed Trade & Rating Valuers Probate Residential Leasehold Valuations Estate Agency

RENTAL

The rent required is £5,000 per annum exclusive and is subject to VAT.

SERVICE CHARGES

Currently service charges are £1 per square foot of total let floor area.

BUILDINGS INSURANCE

Apportioned.

VACANT POSSESSION

This shop is available to let.

RATING ASSESSMENT

Given as £4,750. A suitable tenant may qualify for rate relief help from the Local Authority and should make their own representation.

LEGAL CHARGES

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives a rating of 87 Band D.

VIEWING

All enquiries through Swift & Co.

Please contact Peter H. Swift FRICS, Swift & Co. Chartered Surveyors 0114 2651023.

E-mail: peter@swiftandco.com

CAVEATS

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1. These particulars are produced in good faith and set out as a general guide only and do not form part of or constitute a contract. There is no guarantee given of accuracy of descriptions, measurements or usage or occupation, or any other details contained herein. Prospective purchasers or tenants must rely entirely upon their own investigations.
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3. The property is offered subject to contract and unless otherwise stated all rents are exclusive of VAT.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any fittings, appliances or services are in good condition or working order.
5. All measurements and areas are approximate.
6. No investigations have been made regarding pollution or potential land, air or water contamination.
7. All interested parties must carry out their own investigations upon this property.