



**200 Waterthorpe Greenway
Crystal Peaks
Sheffield, S20 8LY**



**Confidentially Available
TO LET (By Way of Assignment or Sub-Lease)**

Fully Fitted Restaurant Premises

Extending to a Gross Internal Floor Area of Approx. 482.02 sqm (5,189 sqft)

With Private Car Park for Approx. 80 Vehicles

RENT: £90,000 Per Annum

200 Waterthorpe Greenway, Crystal Peaks, Sheffield, S20 8LY

LOCATION

The property occupies a prominent corner location opposite Bighton Community Hospital, at the roundabout junction of Waterthorpe Greenway, Eckington Way and Sevenairs Road. Nearby is Damon's Themed Restaurant and the Crystal Peaks Retail Park which includes TK Max, Argos, Pizza Hut, Carphone Warehouse, Halfords etc. Immediately to the rear/south-west of the property is Crystal Peaks Shopping Centre where occupiers include Marks & Spencer, New Look, Wilko, Bon Marche etc.

Strategically, the property is situated to the south-east of Sheffield with good access from Junction 31 of the M1 via the A57 which links to Sheffield Parkway in the north. Other occupiers in the immediate vicinity include Asda, Sheffield College etc.

DESCRIPTION

The property comprises a single storey restaurant unit, currently occupied by Aagrah, being fully fitted and divided to form an entrance area, restaurant area with raised platform, bar/waiting area with cloakrooms, storage etc and a buffet access/buffet area leading through to the main kitchens. The property has appropriate male, female and staff toilet and other facilities etc.

Layout drawings are available if required.

ACCOMMODATION

The property comprises a single storey restaurant unit, having a total gross internal floor area of approximately 482.02 square metres (5,189 square feet). The unit has the benefit of a substantial private car park for approximately 80 vehicles.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Restaurant and Premises
Rateable Value: £117,000

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is held under the terms of a lease dated 17 May 2004, for a period of 25 years running from 14 February 2004 and expiring on 13 February 2029. There is a rent review with effect from 14 February 2019 and, the current passing rental is £90,000 per annum exclusive (plus VAT).

PROPOSAL

Our client is seeking an assignment of the current lease or, a sub-lease on terms to be agreed.

VAT

We understand that VAT will be chargeable upon all rents etc.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 68

VIEWING

Strictly by prior appointment with the sole letting agents:-
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk
(July 2017 – 5878 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049