2B Glossop Road Baths

221 Glossop Road, Sheffield, S10 2GW

MJB Commercial Property

TO LET

4,430 SQ FT
(411.56 SQ M)

£48,000 PER ANNUM

Fully Fitted Restaurant Unit

- Prime City Centre Location
- Character Building
- Fully Fitted

0114 282 3080
www.mjbcp.co.uk

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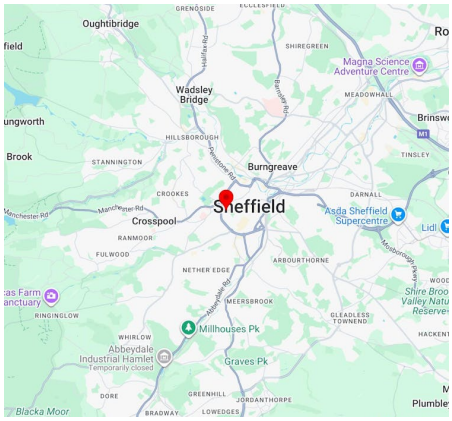

Summary

Available Size	4,430 sq ft / 411.56 sq m
Rent	£48,000 per annum
Rates Payable	£10,978 per annum Interested parties are advised to verify this information with the Local Rating Authority
EPC	C (61)

Location

The property is situated on Glossop Road at the corner of Victoria Street approximately 0.5 miles from Sheffield city centre. Glossop Road is a popular and busy destination particularly with students attracted by the many bars and restaurants, including; Vodka Revolution, KFC, The Cavendish, Nando's and Molly Malone's. The property is also located a short distance from The University of Sheffield's main campus and its Student Union. Glossop Road also forms part of the city's extensive Supertram network.

Description

The property forms part of the historic Glossop Road Baths redevelopment, which comprises luxury apartments and the refurbished Victorian Turkish Baths that date back to 1836, currently trading as a luxury spa.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	2,836	263.47
Ground	Kitchen/Stores/WC's	1,594	148.09
Total		**4,430**	**411.56**

Tenure

The property is held on a lease for a term of 25 years from 1st December 2008, expiring on 30th November 2033. The lease includes an option for the tenant to take a further lease for a term of 25 years upon expiry. The lease is drawn on effective Full Repairing and Insuring terms where the current rent passing is £48,000pa + VAT. There are 5 yearly upwards only rent reviews, the next being on 16th February 2028.

Premium

Premium offers are being invited for the benefit of the current lease and the existing fixtures and fittings. Further details are available from the agents.

Legal Costs

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

VAT

All rents and prices are quoted exclusive of VAT which is chargeable at the prevailing rate.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly by appointment with the sole agents.

Matthew Barnsdale
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