



## Leisure/Retail Premises Size 27,859 Sq Ft (2588.18 Sq M)

- Conveniently situated in the heart of a popular suburban retail district
- Benefits from D2 planning consent
- Potentially suitable for a variety of uses

# Former Bowling Alley, Leisure/Retail Premises

## Size 27,859 Sq Ft sq ft (2588.2 sq m)

### Location

The property is located on Sicey Avenue in Sheffield, and is situated in Firth Park, a busy suburb approximately 3 miles north of Sheffield city centre and 1.5 miles from Meadowhall Retail Centre and Junction 34 of the M1.

### Description

The property comprises a former bowling alley and as such provides a large, predominantly open plan area benefitting from high ceilings and private car parking.

The demise is accessed via its own front door, off North Quadrant, although also has frontage onto Sicey Avenue, above several other retails based at lower ground floor.

### Accommodation

Description	SQ M	SQ FT
Ground floor	2060.5	22,179
First floor	345.9	3,723
Lower Ground	181.8	1,957
<b>TOTAL</b>	<b>2588.2 SQ M</b>	<b>27,859 SQ FT</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Ratable Value

The property has a ratable value of £68,000.

### Terms

The premises are available to let by way of a new lease on terms to be agreed.



### EPC Rating

This is available upon request.

### Further Information

For further information please contact the sole agents CPP

Rob Darrington

T: 0114 2709163

M: 07506 119770

E: [rob@cpppartners.co.uk](mailto:rob@cpppartners.co.uk)

Max Pickering

T: 0114 270 9165

M: 07835 059 363

E: [max@cpppartners.co.uk](mailto:max@cpppartners.co.uk)

### Date of Particulars

August 2021



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