



UNIT 9

M Hillsborough Barracks,
Penistone Road, Sheffield,
S6 2LR

Local Occupiers Include

Poundland 

M HILLSBOROUGH BARRACKS

UNIT 9

DESCRIPTION

M Hillsborough Barracks occupies a prominent position set between Penistone Road (A61) and Langsett Road, approximately 2.5 miles north west of Sheffield City Centre. Hillsborough Barracks is approximately 20 minutes via Supertram from the City Centre with services running every 12 minutes during the week.

The surrounding area is predominantly residential with immediate occupiers including, B&Q, Costa Coffee, Sacred Heart Catholic Primary School, Renault, Citroen, B&Q, Halfords Autocentre, Wilko and Iceland. The neighbouring Penistone corridor acts as a focal point for a range of commercial, leisure and retail occupiers.

UNIT SIZE

Total Area: 2,395 sq.ft (222.5 sq.m)

RENT

Price upon application.

BUSINESS RATES

Rateable Value: £31,250

SERVICE CHARGE & INSURANCE

Service Charge: £6,500 PA

Insurance: £1,660 PA

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



19

Retail Units On-Site



66,959 sq.ft

Total Area



What Three Words
legend.later.veal

M HILLSBOROUGH BARRACKS

SITE PLAN



EVOLVE

part of M^{Core}



Sam Cohen

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Viewing
Strictly via prior appointment
with the appointed agents



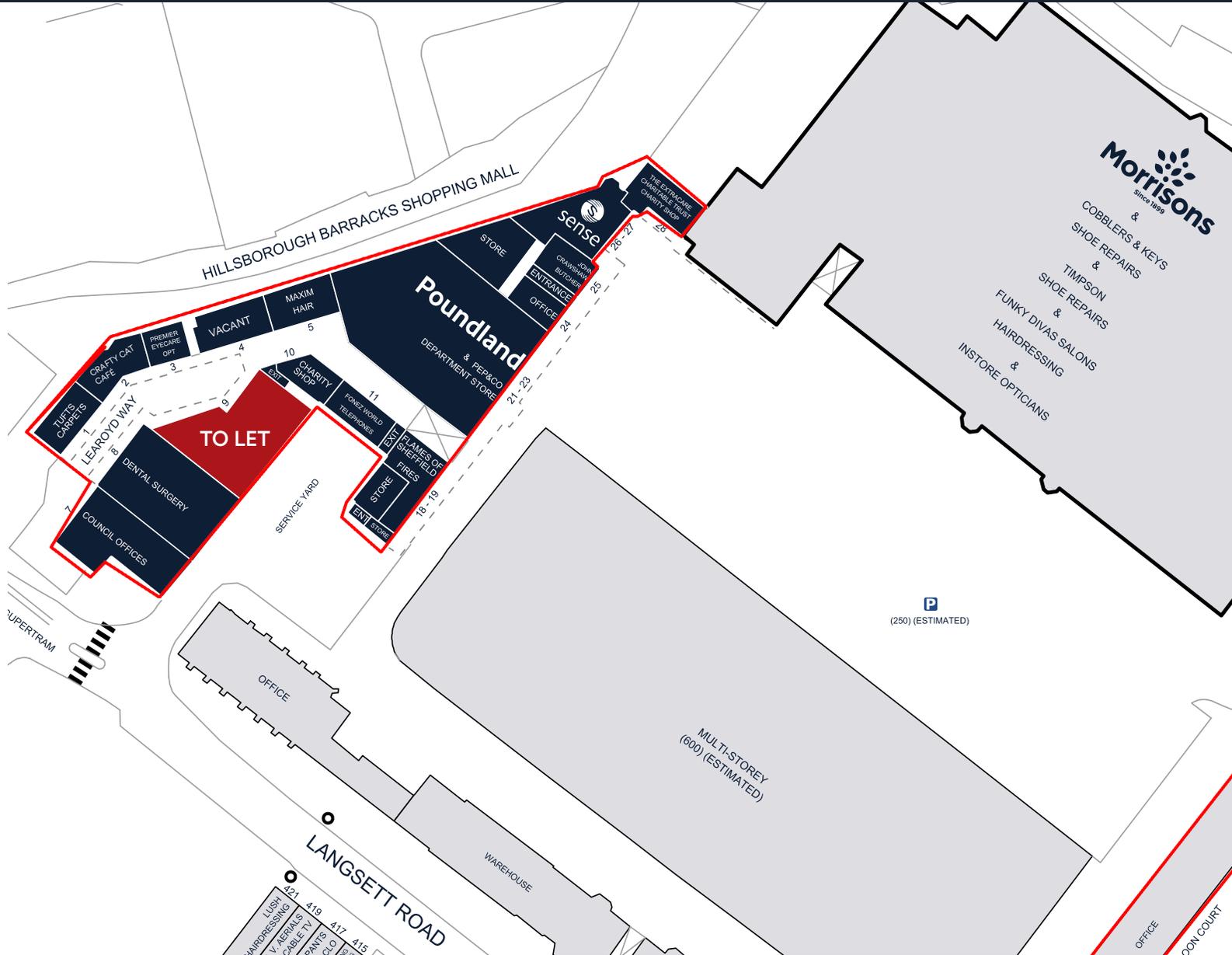
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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.