

FAMOUS  
FOR VALUE

FULTONS FOODS

SALE  
FOR  
10£1

SALE  
£1

SALE  
FOR  
3£1

SALE  
£1

SALE  
£1.49

SALE  
2£1.50

SALE  
6£1

SALE  
£1.49

CHILLED  
FOODS

FROZEN  
FOODS

GENERAL  
GROCERIES

HOUSEHOLD  
GOODS

DON'T  
PAY  
MORE!

TO LET

Prime retail unit

2,922 sq.ft

(271.47 sq.m)

Unit 1-3 Parkside Shopping Centre, Killamarsh, S21 1FY

- Adjacent to a successful Aldi Supermarket
- Shared free car parking spaces
- Directly opposite Killamarsh health care centre

LCP

01384 405631  
www.lcpproperties.co.uk

## Unit 1-3 Parkside Shopping Centre, Killamarsh, S21 1FY

Areas (approx. NIA)	Sq.ft	Sq.m
Total Sales Area	2,922	271.47
<b>TOTAL</b>	<b>2,922</b>	<b>271.47</b>

### Rent

£35,000 per annum exclusive.

### Rates

Rateable value of £27,250 per annum exclusive. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

The unit has electricity connected.

### Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Rating: C. Further information available upon request.

### Planning

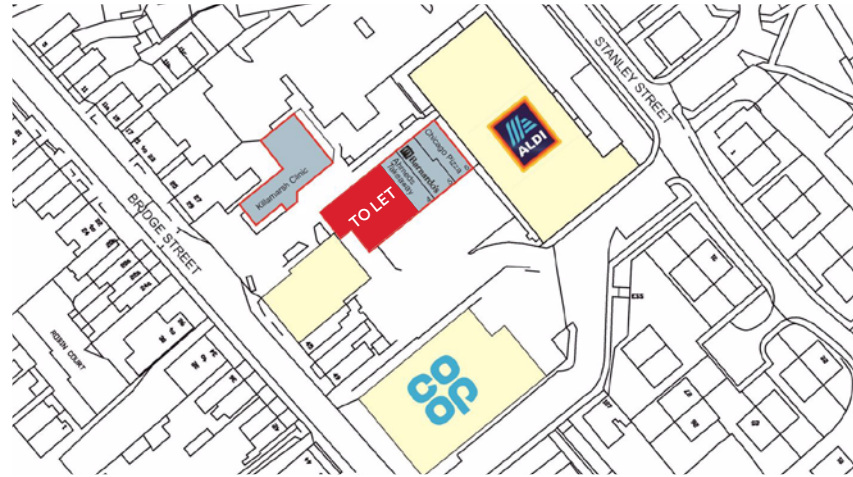
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

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

### Location

Located adjacent to a successful Aldi Supermarket with a shared free car park. Killamarsh is 7.5 miles south east of Sheffield.



### Viewing

Strictly via prior appointment with the appointed agent:



Tom Shelton 07738 335482  
tom@crosthwaitecommercial.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. **SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpproperties.co.uk/policies](http://www.lcpproperties.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

31231 NOVEMBER 2022

Owned and Managed by



Simon Eatough 07771 764148  
SEatough@lcpproperties.co.uk