



Proposed New Retail Scheme

London Road / Broadfield Road, Sheffield, S2 4HP

Retail Design & Build Opportunity

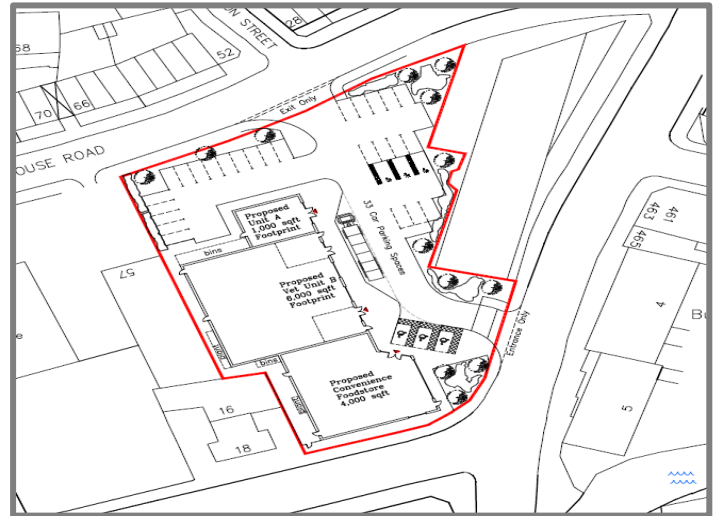
0.81 acre site with prominent main road frontage onto London Road (A61)

1,500 sq ft – 15,000 sq ft



DESCRIPTION

- The proposed scheme covers an area of circa 0.81 acre site and is capable of accommodating a range of retail units from 1,500 to 15,000 sq ft (subject to planning).
- Parking can be provided with the scheme to suit the end occupiers needs and access is gained via Broadfield Road.
- Occupiers have the ability to have input on the proposed scheme as full planning has not been submitted to date.
- Variety retailers nearby on Queens Road, including ASDA, B&Q, Machine Mart, Floors 2 Go, Dreams, KFC, Magnet, Lidl, Virgin Active and Halfords.



LOCATION

- Located on corner of London Road (A61) and Broadfield Road.
- Benefits from significant frontage along a prominent arterial road located in the South-West Sheffield.
- Daily traffic flow in excess of 21,000 vehicles.
- Sought after South West Sheffield Address.
- Sheffield city centre lies circa 1.5 miles (2.4km) to the North of the site.
- Sheffield train station is 1.3 miles (2.1 km).
- Chesterfield is 10.5 miles (17km) to the south.
- Sheffield Parkway (A57/A630) is 1.8 miles (3km) distant.
- M1 J33 is 7 miles (11km) distant.



TERMS

We are seeking expressions of interest from regional and national retailers for a finished building(s). Leasehold Terms will be dependent on the size, spec and covenant strength of the occupier.

New lease will be based on Fully Repairing & Insuring (FR&I) terms at an agreed rent. A service charge for the estate may be applicable if the site is shared by multiple occupiers.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the agents:-

Eamonn Stones MRICS
BNP Paribas Real Estate
Tel: +44 (0) 114 263 9208
Mob: +44 (0) 7469 403 700
eamonn.stones@bnpparibas.com

Tom Swallow MRICS
Knight Frank
Tel: +44 (0) 114 272 9750
sheffield@knightfrank.com

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*Images are for illustration purposes only.