

DEVELOPED BY  
**LITTON**  
 PROPERTY  
 GROUP  
 www.littonproperties.co.uk

# ARCHER ROAD RETAIL PARK

## SHEFFIELD S8 0LB

PRIME NEW **RETAIL & LEISURE** DEVELOPMENT  
 A1 RETAIL / A3 RESTAURANT CONSENT

- The scheme provides for **PURE GYM** to relocate to the upper floors of the New Development, which allows for their existing unit to be made available.
- The existing unit of **UP TO 12,000 SQ FT** is now available following completion of the move (can be sub-divided).
- **NEW PHASE III** has six ground floor units. Units 1 – 6 are A1 Retail and/or A3 Café Restaurant.
- Situated in the **AFFLUENT SOUTH WEST** side of Sheffield.



**RELOCATING**  
TO NEW DEVELOPMENT

**UNIT 1**  
IS LET TO

**UNIT 2**  
IS LET TO

**UNIT 5**  
UNDER OFFER

**UNIT 6**  
IS LET TO

**ADJACENT**  
TO A LARGE

**CLOSE**  
TO AN



ARCHER ROAD

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# DESCRIPTION

Litton Property Group have added a new Phase to Archer Road Retail Park, the new 3 storey building comprising of 6 retail/restaurant units with a gym above. The building fronts onto an extended car park which enhances the link between the existing Archer Road Retail Park and the adjoining Sainsbury's large format food store.

The extended Archer Road Retail Park provides a total of 62,000 sq ft of retail / leisure space with 227 car parking spaces



The property has signage zones, including to the rear, which are seen by Tesco customers and main line train passengers.



# FLOORPLANS

The premises are built to a standard developers specification including **double height shop fronts, concrete power floated floors and incoming services.**

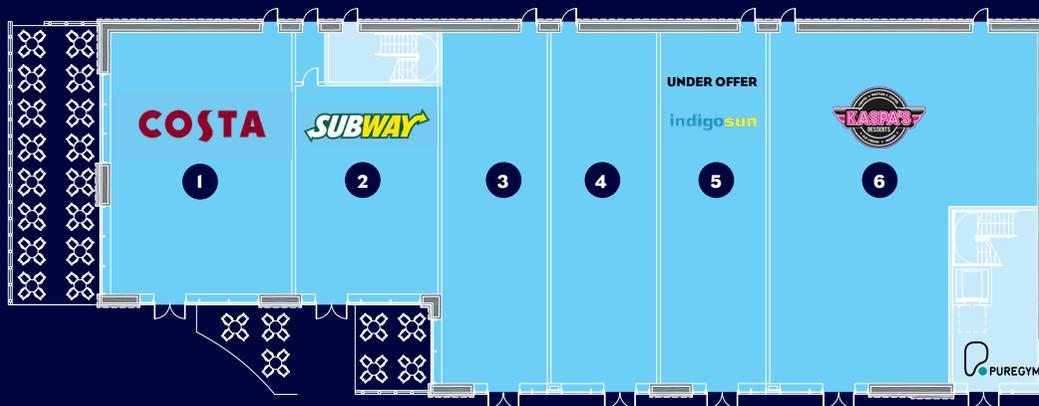
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GROUND FLOOR (EXISTING)

To Let following relocation April 2019.



PHASE III GROUND FLOOR

AVAILABILITY

Ground Floor New Phase III	sq ft	sq m
Retail Unit 1 <b>COSTA</b>	1,606	149
Retail Unit 2 <b>SUBWAY</b>	1,072	99
Retail Unit 3 <b>To Let</b>	1,254	116
Retail Unit 4 <b>To Let</b>	1,254	116
Retail Unit 5 <b>indigosun</b>	1,254	116
Retail Unit 6 <b>KASPA'S</b>	2,676	248
<b>First Floor</b>	<b>10,003</b>	<b>929</b>
<b>Second Floor</b> <b>PUREGYM</b>	<b>10,003</b>	<b>929</b>
Ground Floor (Existing)	sq ft	sq m
<b>Current Pure Cym Unit following relocation To Let</b>	<b>12,000</b>	<b>1,115</b>
<b>Consent to Divide into three units from 4,000 to 6,000 sq ft</b>		
<b>Total</b>	<b>41,122</b>	<b>3,817</b>



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## SITE PLAN



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# LOCATION

Archer Road Retail Park is located off the A621 approximately 3 miles from the City Centre and forms part of the main retail and leisure hub serving the affluent suburbs to south and west of Sheffield.

The park offers a potential district shopping catchment of 129,888 people within a 2 mile drive, of which 65% are actively employed, 30% of the households are within socio economic groupings AB and C1 and 64% are owner occupiers.



## LEASE

The premises are available on new 15 year effectively full repairing and insuring leases, subject to five yearly upward only rent reviews.

## RENT

On Application.

## TIMING

The shops/restaurants are available.

## RATES

The premises will be assessed for rating purposes upon completion of the development. Please note that interested parties are advised to make their own enquiries with the Local Charging Authority.

## LEGAL COSTS

Each party are to be responsible for their own legal costs including Stamp Duty and VAT incurred in this transaction.

## VIEWING

Strictly by appointment only through the joint letting agents.

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