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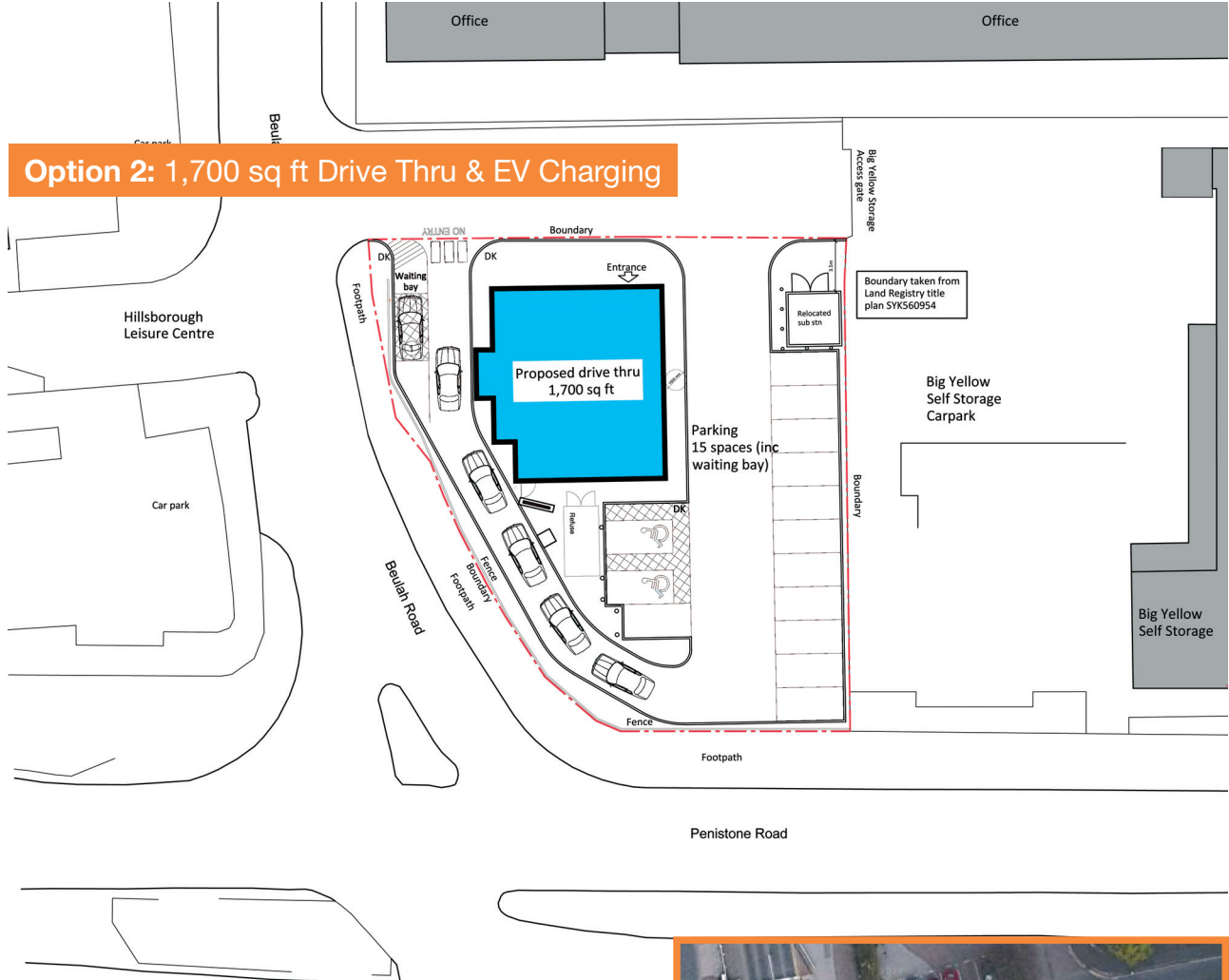
TO LET

SUPER PRIME HIGH TRAFFIC LOCATION

The site occupies a highly prominent position on a major arterial route in and out of Sheffield city centre with over 50,000 vehicles passing the site daily.

- Feasibility suggests Drive Thru & EV Charging or bespoke development opportunity.
- High traffic, high pedestrian footfall, super prominent location.
- Land area approximately 0.3 acres.

Option 2: 1,700 sq ft Drive Thru & EV Charging



Location

This property represents an extremely rare opportunity for high passing traffic and high pedestrian footfall with the following key benefits:

- 50,000+ vehicles passing the property daily.
- Located on a major arterial route.
- Vehicle access from both directions of the dual carriageway directly in front of the property.
- Pelican Crossing in front of the property.
- 50-acre public park right in front of the property attracting over 1 million visitors per year.
- Significant businesses and housing around the property.
- Sheffield Wednesday Football Stadium within 600 meters of the property attracting CIRCA 1m visitors per year.
- Adjacent to Big Yellow Self Storage facility with regular vehicle traffic entering and exiting the facility.
- Adjacent to the world renowned Hillsborough Leisure Centre attracting thousands of visitors per day.
- There are 4 Fast Fit Centres within 600 metres of the property including MOT and repairs while U wait footfall.
- This is a magnificent property location with significant overtrading opportunities.

Lease terms

The site is available by way of a new lease agreement.

Viewing strictly by appointment

