

Cygnets House, 1 Jenkin Road Sheffield S9 1AT

6,462 SqFt (600.32 SqM)

- Prominent Corner Position
- Ample on-site parking
- Easy Access to M1 motorway and Sheffield Parkway
- Close to Meadowhall Shopping Centre

FOR SALE

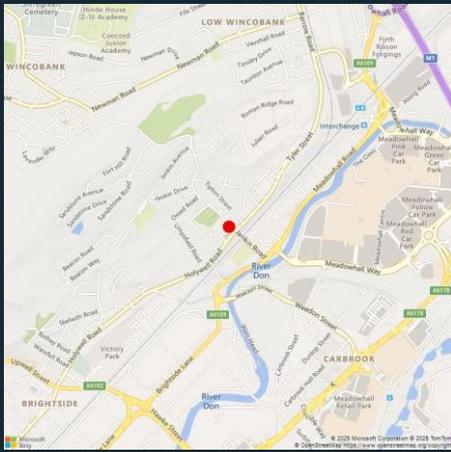


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



LOCATION

Cygnet House occupies a strategic location in the heart of the Lower Don Valley, one of Sheffield's key commercial and industrial corridors. The property is just a short distance from Meadowhall Shopping Centre and Meadowhall Interchange.

Road connectivity is superb, with direct access to the M1 motorway (Junction 34) and Sheffield Parkway (A630), providing quick links to Sheffield city centre (approx. 10 minutes), Rotherham, and beyond.

Nearby occupiers include major national and regional businesses, logistics firms, and commercial outlets.

DESCRIPTION

Cygnet House offers a well-presented and flexible office space situated in a highly accessible location in Sheffield. Set within a popular business district near Meadowhall Shopping Centre.

- Tenant: SCHULKE & MAYR UK LIMITED (lower ground floor sub let with landlords consent to FAWKES AND REECE (NORTH) LIMITED)
- Rent: £84,370 per annum (£12.65 per sq ft)
- Lease: 15 year FRI lease from the 8th April 2014
- Tenant breaks: 2019 and 2024 **not served**

COVENANT

SCHULKE & MAYR UK LIMITED are a chemical and pharmaceutical company with a turnover £7.2m, with a net profit of £692,00 (2023 filed accounts) with a net worth of £12.5m in their balance sheet.

We are advised the holding company turns over £200m. The tenants have been in occupation well over 10 years.

PRICE

£1,055,000 (ONE MILLION AND FIFTY FIVE THOUSAND POUNDS) reflecting a Net Initial Yield (NIY) of 7.58% (after purchasers costs of 5.5%).

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC) C

RATING

The adopted rateable value is £69,000 (1st April 2023).

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

ACCOMMODATION

The offices include 18 car parking spaces to the rear.

Lower Ground Floor	1,747 sq ft
Ground Floor	2,368 sq ft
First Floor	2,552 sq ft
Total	6,667 SqFt (619.4 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings by prior appointment with the agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
Tel: 07836 534 040
jason@barnsdales.co.uk

Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.