

**SMC
Brownill
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To Let



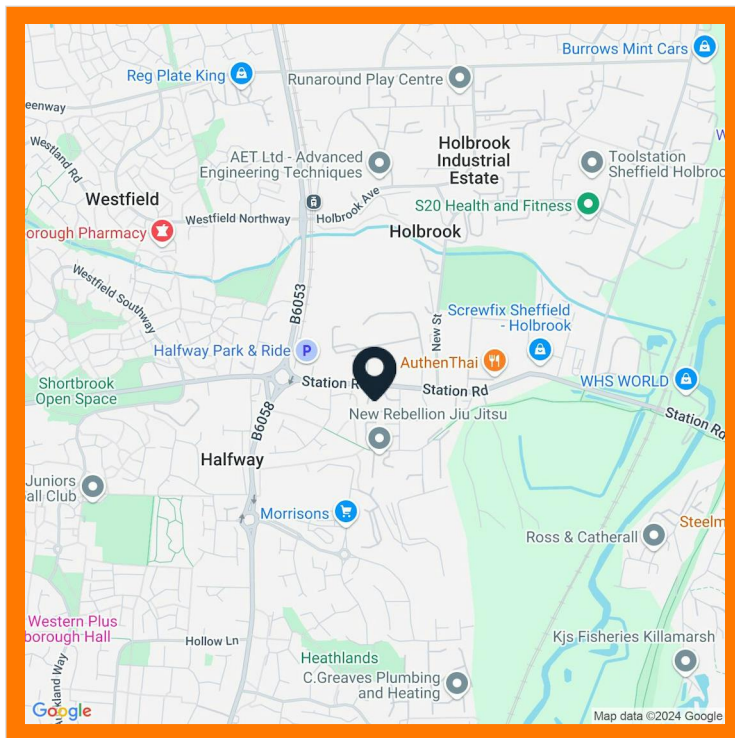
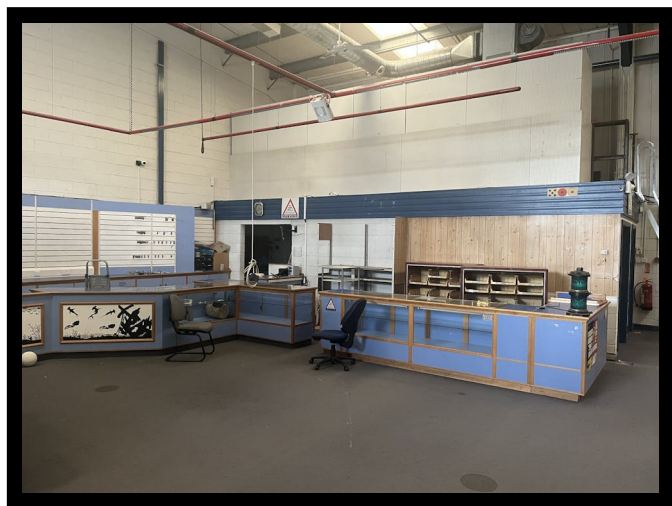
**Showroom / Retail (Sui-Generis) / Business Unit
with excellent roadside visibility, generous parking &
yard in Halfway, Sheffield**

£45,000 per annum

66-70 Station Road, Halfway, Sheffield, S20 3GW
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Showroom / Light Industrial / Business Unit with two front roller shutter doors
- Most recently used as a watersports showroom / retail outlet (Sui-Generis) - may be suitable for a variety of commercial uses (STP)
- Located in the Halfway area of Sheffield - 4 miles from Junction 31 of the M1 Motorway
- Generous parking, loading and yard space (site area of 0.438 acres (0.177ha))
- Available to let on a new lease



Description

The property comprises a modern showroom / industrial premises of steel framed construction with block elevations. The property is split between a showroom and a workshop side.

The property benefits from two full height roller shutter doors, approximately 5.3m height x 4.13m width, with side personnel doors and main customer entrance.

To the showroom side, the majority of the internal area forms a clear span showroom area which has an eaves height of 6.5m maximum and 5.45m minimum. Within the showroom side there are rear stores, kitchenette, offices, and WC facilities. There is an area of mezzanine storage.

To the workshop side, which is smaller and linked via an internal personnel door, there is a working space with side stores, kitchenette and WC, plus mezzanine storage.

The unit benefits from 3 phase (in the workshop side), translucent roof tiles, concrete floor, hot air blower, and suspended lighting.

The property benefits from electricity, gas, water and drainage (services not tested). There is a baxi boiler located to the rear of the showroom unit.

There is a large fully surfaced front area of parking and loading, with a section for customer parking of around 15 spaces (more could be created), and then further yard / parking to the side of the building. The property benefits from an extensive frontage with good visibility from Station Road.

Location

The property is located on Station Road in the Halfway area of Sheffield, which is approximately 8 miles south east of Sheffield city centre. Junction 31 of the M1 Motorway via the Mosborough Expressway (A57) is approximately 4 miles away. Station Road is a busy route to and from the M1 / Killamarsh.

The location is well positioned for Eckington, Killamarsh, Beighton, Mosborough, Chesterfield, etc. Holbrook Industrial Estate is located a short distance away. Crystal Peaks shopping mall and retail park is approximately 1 mile from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - RHS (Showroom)	3,491	324.32
Mezzanine - RHS (Showroom)	1,101	102.29
Ground - LHS (Workshop)	1,747	162.30
Mezzanine - LHS (Workshop)	898	83.43
Total	7,237	672.34

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 66-70 Station Road, Halfway, Sheffield, S20 3GW

Description: Retail warehouse and premises

Rateable Value: £30,750

We would advise prospective tenants to verify the matter with the local rating office.

Planning

The property has most recently been used as a watersports centre (Showroom / Retail (Sui-Generis)). We would anticipate the property may have potential for other leisure, light industrial or commercial uses (STP) and prospective interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use.

Lease Terms

Available to let by way of a new lease on terms to be agreed.

Rent

£45,000 pa. VAT will NOT be payable on the rent.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (99)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neverlin

FRANÇOIS NEY
0114 281 2183

francois.neyerlin@smcbrownillvickers.com

