

197-201 Attercliffe Road

Sheffield, S4 7XF



TO LET

5,037 SQ FT
(467.95 SQ M)

£45,000 PER ANNUM

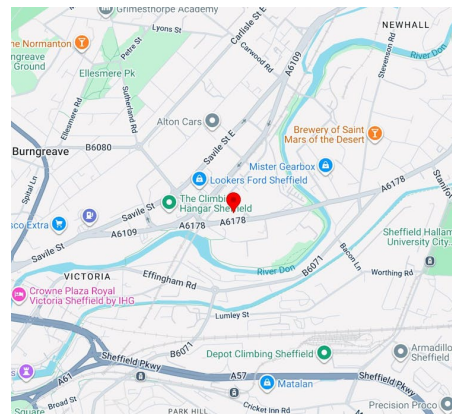
Confidentially Available

- Industrial/Trade Counter/Showroom Unit
- Prominent Main Road Frontage
- Self Contained Site
- On Site Parking
- 3.6m Eaves Height

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www.mjbcpc.co.uk

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Summary

Available Size	5,037 sq ft / 467.95 sq m
Rent	£45,000 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property is situated on Attercliffe Road (A6178), which provides one of the principal routes in and out of Sheffield city centre, 1 mile to the west, and Meadowhall/M1 beyond to the east.

Nearby occupiers include Synter Land Rover, Lookers Ford, Screwfix and Halfords.

Description

The property comprises a detached workshop and two storey showroom and office block with fenced yard/parking to the front with marked spaces for 13 cars. To the rear of the property there is a small yard that provides additional open storage.

Accommodation

The accommodation comprises the following gross internal floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Showroom	1,029	95.60
1st	Offices	1,133	105.26
Ground	Workshop	2,352	218.51
Ground	Rear Canopy	163	15.14
Mezzanine	Storage	360	33.45
Total		5,037	467.96

Business Rates

The property has the following rating assessments:

197 Attercliffe Road £8,500 - Warehouse & Premises
201 Attercliffe Road £11,500 - Showroom & Premises

Interested parties are advised to verify this information with the local Rating Authority and to confirm the rates payable.

Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide identification documents.

Legal Costs

Each party is to be responsible for their own legal costs incurred with this transaction.

Viewings

Staff are unaware therefore all appointments to view are strictly by appointment via the sole retained agents.



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