



TO LET / FOR SALE

92 TO 153 SQ M
(990.28 TO 1,646.88 SQ FT)

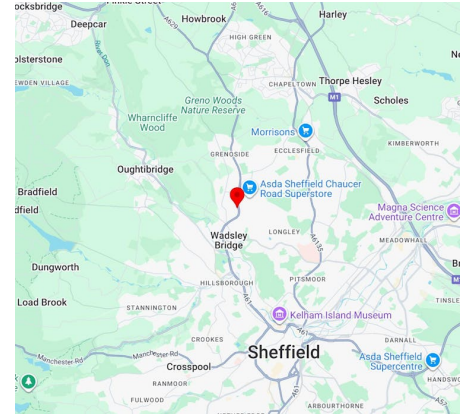
£27,500 PER ANNUM
OFFERS IN THE REGION OF £275,000

**New Build Retail/Office
Unit**

- Prominent Roadside Frontage
- Dedicated Parking
- Opposite Lidl

253 Halifax Road

Wadsley Bridge, Sheffield, S6 1AD



Summary

Available Size	92 to 153 sq m / 990.28 to 1,646.88 sq ft
Rent	£27,500 per annum
Price	Offers in the region of £275,000
Rates Payable	£1,796.40 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property is situated fronting Halifax Road (A61) at Wadsley Bridge, approximately 4 miles north of Sheffield City centre. A Lidl supermarket is located opposite, and other nearby occupiers include Domino's Pizza and Eden Mobility.

Description

A new build detached retail or office unit with dedicated onsite parking. The ground floor sales area benefits from a double shop frontage and capped off mains services. The first floor requires the installation of a staircase and could provide additional office accommodation or useful storage. To the front, there is parking for 5 cars.

The property has the added advantage of being accessible from both the north and southbound carriageways of the A61

Accommodation

The accommodation comprises the following gross internal floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	990.28	92
1st	Storage	656.60	61
Total		1,646.88	153

Planning

The property currently benefits from Class E planning permission, which allows for a variety of different uses including shops, cafes, offices and professional services. Other uses may be considered subject to obtaining the necessary consents.

Terms

The property is available for sale freehold, alternatively the property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Legal Costs

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

Money Laundering

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

Viewings

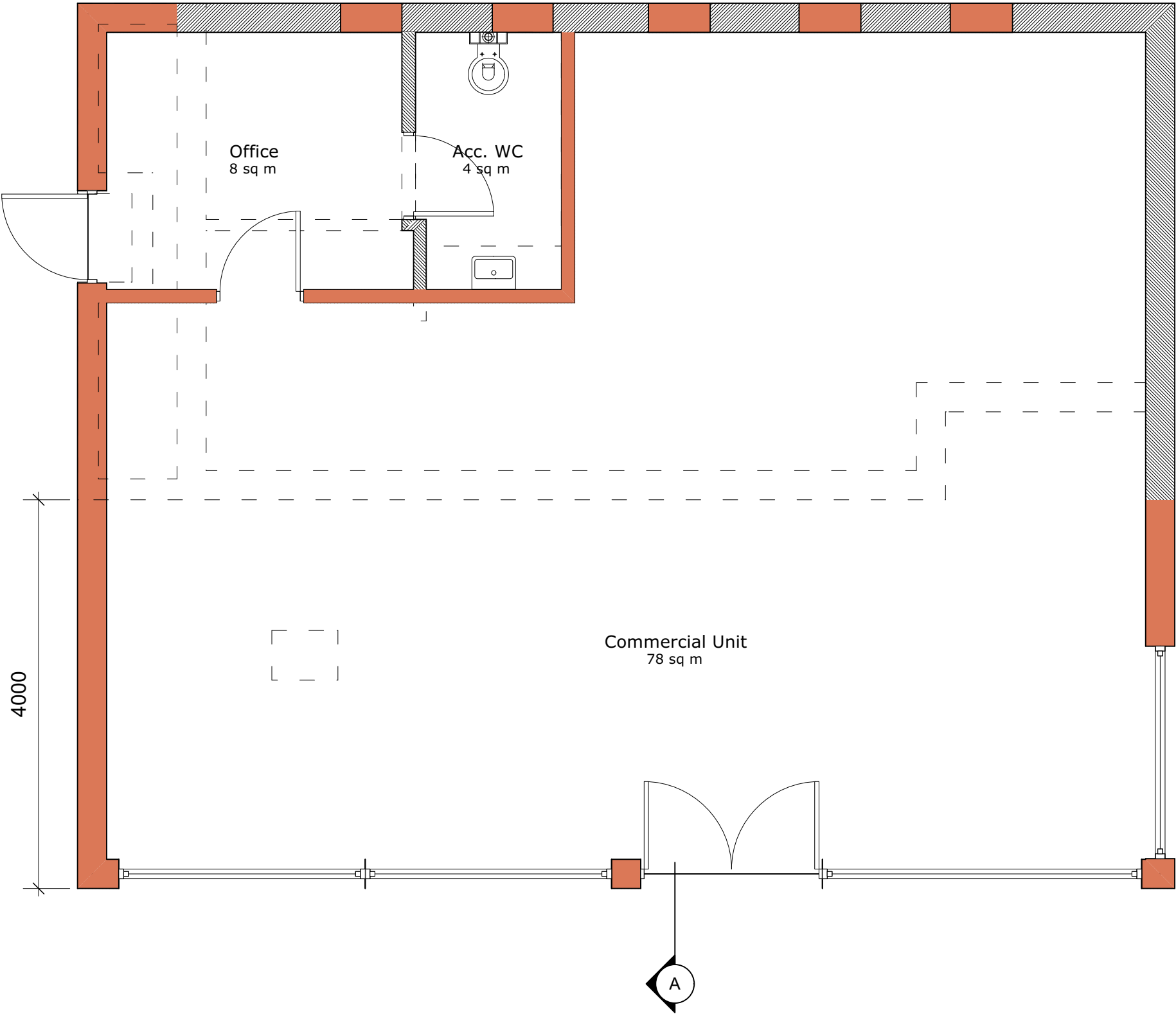
Strictly by appointment via the sole retained agents.



Matthew Barnsdale
07736 791146
mbarnsdale@mjbcp.co.uk

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Proposed Ground Floor Plan
Scale: 1:50



P03 31/07/2024 For Planning

DO NOT SCALE FROM DRAWINGS.

Client

Address

253 Halifax Road, Sheffield,
S6 1AD

Project

253 Halifax Road

Drawing

Proposed Ground Floor
Plan



E: rachel@rldmstudio.co.uk
T: 07595603049

Scale
1:50 @ A3

Date
31/07/2024

Dwg No.
2417-RLDM-00-DR-A-00100

Rev: P03