

SMC
Brownill
Vickers

To Let



Ground Floor Storage / Workshop / Business Space
off Penistone Road and close to Sheffield city centre
ring road

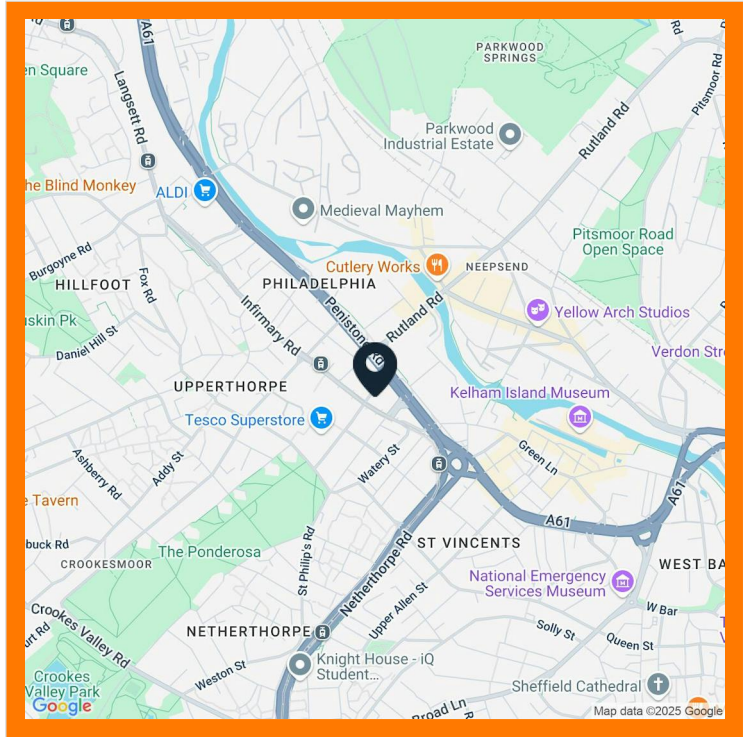
£7,500 per annum

Rear of 31 Montgomery Terrace Road, Sheffield, S6
3BT

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smcbrownillvickers.com

- Small storage / workshop / business accommodation
- Located off Penistone Road and very close to Sheffield city centre ring road
- Within walking distance of Kelham Island, Shalesmoor, and Sheffield city centre ring road
- One front parking space
- Available on flexible agreement direct from the landlord



Description

The property comprises a ground floor workshop / studio / storage space which could be suitable for a variety of light industrial, creative or storage purposes. The internal accommodation includes two small bay workshop areas with roller shutter door (approximately 2.85m width x 2.83m height) and side personnel door access, and WC facilities. There is a front parking spot and access to the site from Montgomery Terrace Road. All main services are present (gas, electric, water and drainage).

Location

The property is located off Montgomery Terrace Road, and overlooking Penistone Road (A61). The inner ring road (A61) is a short distance away (approximately 200m), with Sheffield City Centre as well as the main campus for the University of Sheffield less than one mile away. Vehicular access on to the site is via Montgomery Terrace Road.

The location continues to undergo significant redevelopment. The Kelham Island area borders to the east and to the west and almost directly opposite the site, across Infirmary Road, is a Tesco Superstore Supermarket.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop / Storage / WC Facilities	829	77.02
Total	829	77.02

Rating Assessment

We await confirmation, but understand the property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Rent Deposit

A minimum 3 month rent deposit will be held as a bond for security purposes.

Rent / Lease Terms

Rent: £7,500 pa paid monthly or quarterly. We are informed VAT is NOT payable on the rent.

PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

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