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For Sale



Freehold Workshop / Industrial Building with Yard
Space in the Holbrook area of Sheffield

Offers in the region of £120,000

22 New Street, Holbrook, Sheffield, S20 3GH

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- Detached one storey industrial building in need modernisation / total site redevelopment
- Freehold offered with vacant possession
- Located in the popular Holbrook Industrial Estate (8 miles south east of Sheffield city centre) within established industrial location
- With side yard area / potential for extension or additional unit
- Ideal for a new or small business owner occupier



Description

The property comprises a single storey workshop building of brick construction with a flat roof, built in the 1960/70s with side yard area.

Internally the property includes a front workshop section, rear workshop section and side kitchenette and WC facilities. Access is via a front door and side onto the yard space, with a rear fire exit. The property includes a concrete floor and a working space height of 2.74m. The property condition is in dilapidated state and requires an extensive overhaul and refurbishment.

Externally there are stores, garages, part surfaced yard enclosed within wire fencing / front gate.

Location

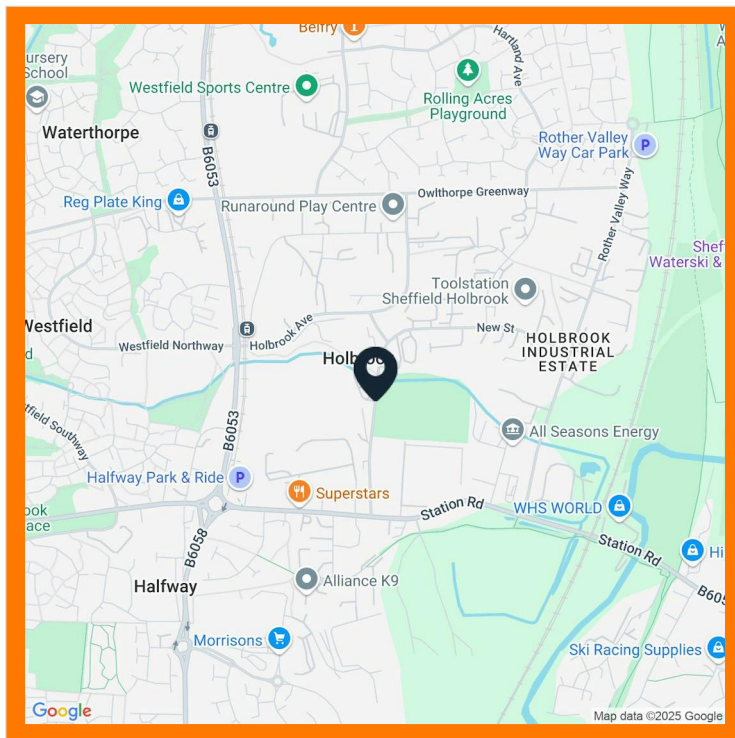
The property is located on New Street in the Halfway / Holbrook area of Sheffield, which is approximately 8 miles south east of Sheffield city centre. Junction 31 of the M1 Motorway via the Mosborough Expressway (A57) is approximately 4 miles away. This location is on New Street close to Station Road, which 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 - Workshop front section	467	43.39
Ground - Workshop rear section	684	63.55
Ground - Kitchenette, stores and WC facilities	225	20.90
Total	1,376	127.84



Rateable Value

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: P Hogg, New Street, Holbrook, Sheffield, S20 3GH

Description: Workshop and premises

Rateable Value: £6,800

Small business rate relief should apply. Interested parties are encouraged to make their own enquiries with the Local Authority for verification purposes.

Planning

We understand the property has been used a workshop / light industrial premises (B2/B8 Use) and benefits from an established use.

Tenure

The property is held on a freehold basis - title numbers: SYK264547 and SYK528042. A prospective sale will be on the basis of vacant possession.

Price

Offers in the region of £120,000. We are informed VAT is NOT payable on the price. BEST OFFERS SOUGHT 15TH MAY 2025!

Identity Checks

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

Business Rates

Rateable Value of £6,800 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

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