

SMC
Brownill
Vickers

To Let

Former Motor Vehicle Repair Workshop plus Storage
and Ancillary Accommodation within Sheffield City
Centre

£44,600 per annum

3 Fitzwilliam Gate, Sheffield, S1 4JH

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Motor vehicle repair workshop, storage and ancillary accommodation
- Located within Sheffield city centre - close to the Moor, variety of shops, amenities and access to Sheffield city centre ring road
- Plus rear yard and front forecourt area
- Available by assignment : Existing lease expiring 9th April 2033



Description

The property comprises a two storey commercial building with lower ground floor storage and rear yard. The premises has most recently been used for automotive / motor vehicle repair purposes.

Internally, at ground floor level, the property includes a workshop area with ancillary accommodation including reception, stores, kitchenette and WC facilities. The electronic front roller shutter provides access and is 6.1m wide and 3.1m in height. The front section has a ceiling height of approximately 3.15m and the rear pitch section has a relatively higher roof level. There is a rear roller shutter door, with a 7.05m width and 4m height. There is an elevated kitchenette / storage area. The flooring to the main warehouse is concrete. There is a pedestrian door to the side of the front roller shutter door.

There is an access to the first floor via an internal staircase which leads to a first floor area most recently used as storage / office space.

There is further storage to the lower ground floor area which has a ramped access. The access is via an internal staircase.

Externally there is a front forecourt area / parking area and rear secure yard area.

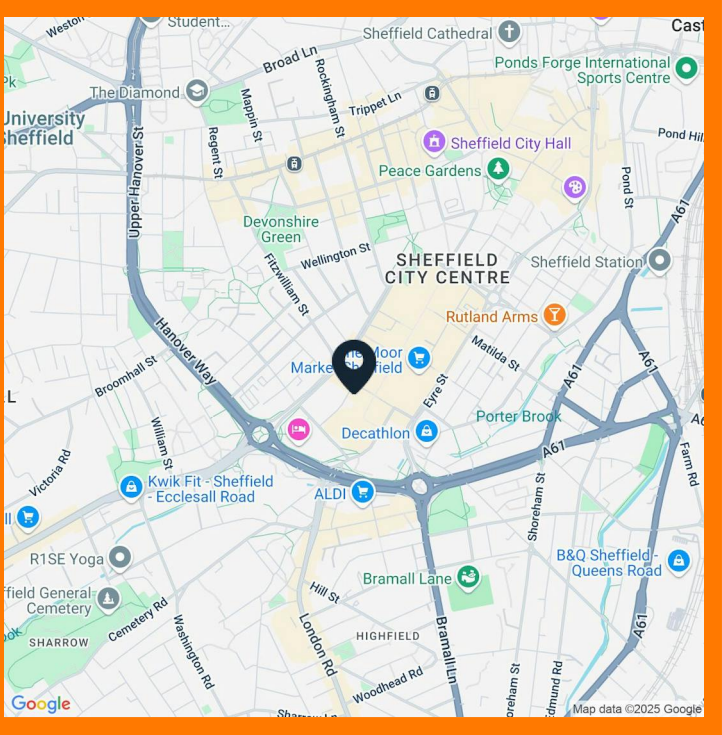
Location

The property is close to the west of the pedestrianised The Moor with it's junction with Fitzwilliam Gate, in Sheffield City Centre. There are a variety of national names within the area including Greggs, Iceland, Warhammer, The Gym Group, Card Factory, Sainsburys, Boots, etc. The property benefits from almost immediate access onto Sheffield City Centre Ring Road (A61).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground - Storage	5,275	490.06
Ground - Workshop	3,625	336.77
1st - Offices	1,667	154.87
Total	10,567	981.70



Rateable Value

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

Address: National Tyre Service Ltd, Fitzwilliam Gate, Sheffield, S1 4JH
Description: Vehicle repair workshop and premises
Rateable Value: £57,000

&

Property address: First Floor Over National Tyre Service Ltd, Fitzwilliam Gate, Sheffield, S1 4JH
Description: Offices and premises
Rateable Value: £9,200

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

Planning

It is understood that the property benefits from a B2/B8 planning use and has been in use as a motor vehicle repair use. We would advise interested parties verify that their proposed intended use for the property is suitable given the historic use or whether a change of use is required.

Tenancy

An assignment of the current lease is available. This expires on 9th April 2033. Further details on request.

Rent

£44,600 per annum. We are informed VAT is not payable on the rent.

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.

Business Rates

Rateable Value of £57,000

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

