

## FOR SALE / TO LET

Industrial Units together with large secured yard.

6,086 ft<sup>2</sup> – 29,737 ft (565.40 m<sup>2</sup> – 2,762.64 m<sup>2</sup>)

Retford Road, Woodhouse Mill, Sheffield, S13 9WH.



Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

The subject property is located to the south of Retford Road in the district of Woodhouse Mill. Sheffield City centre is approximately 6 miles to the west, and Rotherham town centre 8 miles to the north. Sheffield Parkway lies approximately 3 miles distant to the west with Junction 31 of the M1 motorway being approximately 6 miles to the east.

## BRIEF DESCRIPTION

The accommodation comprises a series of inter-linking workshops capable of separate or multiple occupation, together with a large yard area to the frontage. Eaves height to the units is approximately 15 feet, with one of the bays benefitting from a 15,000 KG overhead craneage facility.

## ACCOMMODATION

Approximate gross internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
Unit 1	9,030	838.91
Unit 2	6,800	631.74
Unit 3	7,821	726.59
Unit 4 (together with dedicated secured yard)	6,086	565.40
<b>Total</b>	<b>29,737</b>	<b>2,762.64</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the rateable value for Bays 1, 2 and 3 is £46,500 and Bay 4 - £14,750. Please note these figures do not constitute the business rates payable.

## FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## SERVICES

Mains electricity, gas, water and drainage are understood to be supplied and connected. None of the services have, however, been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## PLANNING

The property is suitable for uses falling within Class B1, B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## TERMS

Terms on application.

## PRICE

o/a £1.2m

## ENERGY PERFORMANCE CERTIFICATE

Unit 1 has an EPC rating of 90 (Band D.) Unit 2 has and EPC rating of 65 (Band C.)

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Commercial Property Rotherham on 01709 721706.

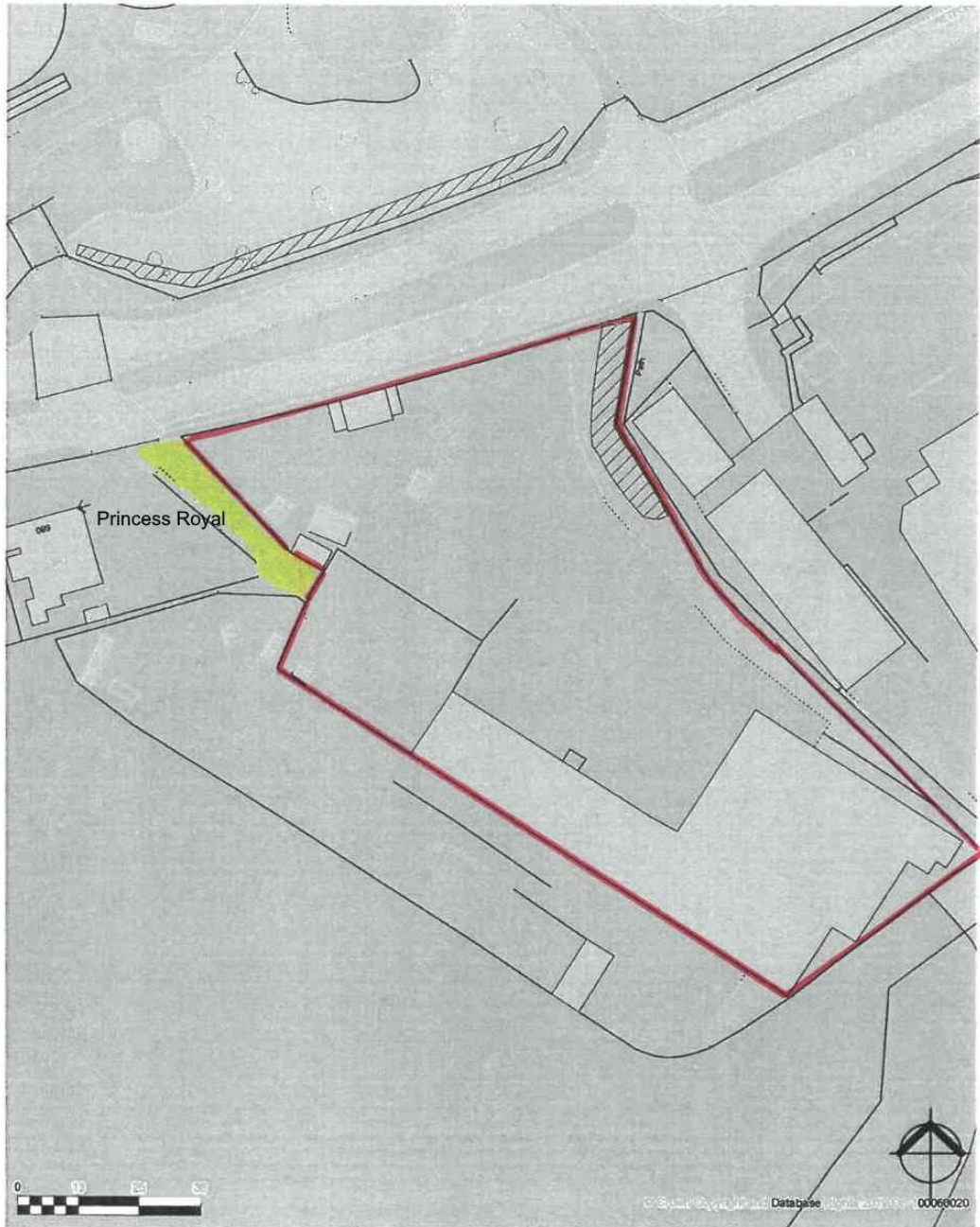
## DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.









FOR IDENTIFICATION PURPOSES ONLY  
SITE EDGED RED: ACCESS COLOURED YELLOW