

Property Consultants



T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

16 Julian Road, Sheffield S9 1FZ



- Industrial Investment For Sale
- Established Industrial Estate Close to Meadowhall & M1
- Total 2,043 sq ft
- Offers in the Region £280,000
- Reversionary Asset
- Fully Let - Current Total Income £20,000 p.a

www.crosthwaitecommercial.com

LOCATION

The property is located on the top of Julian Road on the established Roman Ridge Road Industrial Estate. There are excellent transport links with J34 of the M1 motorway approximately 0.5 miles to the east and Sheffield City Centre is some 3 miles to the south. Other occupiers on the estate include Holden Meats, Taskers UK, SCX and Dynamic.

DESCRIPTION

Number 16, the right hand side unit if looking at the above picture provide warehouse space, which is accessed through a roller shutter and benefits from additional first floor office space.

ACCOMMODATION (Approximate Gross internal areas)

16 Julian Road		
Warehouse	2,789 sq ft	259.1 sq m
First floor Offices	454 sq ft	42.3 sq m
Sub Total	3,243 sq ft	301.4 sq m
Total	3,243 sq ft	301.4 sq m

TENANCIES

16 Julian Road is let to a private individual by way of a 5 year full repairing and insuring lease from 1st May 2021 at a rent of £20,000 per annum.

RATING

The 2023 rating assessment are: -

16 Julian Road R V £13,250



PRICE

Offers in the region of **£280,000** are invited for the Freehold interest which would reflect a **net initial yield of around 7%**. We understand that VAT will be payable.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

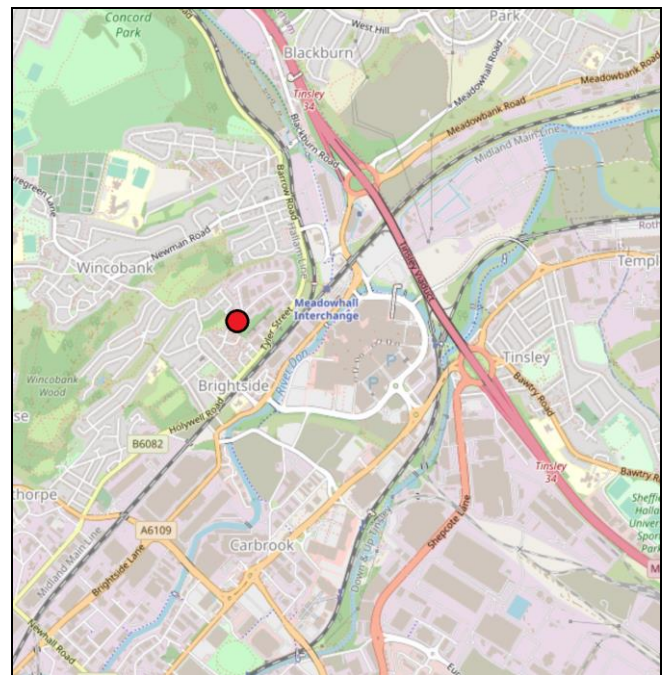
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

April 2024