

FOR SALE.



Modern studio premises within close proximity to Sheffield City Centre and Kelham Island.



30 Cross Smithfield, Sheffield, S3 7AU.

Studio accommodation arranged over ground and lower ground floor extending to approximately 1,879 sq ft – Suitable for a Variety of Uses Subject to Planning.

Location.

The premises are located fronting Cross Smithfield on the outskirts of Sheffield City Centre. Cross Smithfield is easily accessed via Allen Street and Smithfield. Allen Street provides a direct link to Shepherd Street, which connects to the A61. The A61 provides access to North Sheffield and becomes Penistone Road to the West, and to the East becomes Derek Dooley Way, which connects to the Sheffield Parkway approximately 1.2 miles away. Sheffield City Centre is located approximately 0.6 miles away.

Notable occupiers in the area include Johnson & Allen, Ogle Bros, Sheffield Window Centre and Werkstatt UK. The Unite Students Brass Founders accommodation is located directly adjacent to the premises.

Description.

The available premises comprise modern studio accommodation over ground and lower ground floor, situated within a wider building which further comprises of residential accommodation to the first floor that is under separate ownership. The studio accommodation could potentially be suitable for a variety of uses, such as retail, office and industrial, subject to the necessary planning consents.

The property is currently finished to a modern specification to include the following:

- Personnel door access
- Part-glazed frontage with secure roller shutter door to glazing
- Laminate flooring throughout
- Lighting throughout
- Gas fired central heating
- Painted and plastered walls
- Kitchen and W/C facilities
- Open span studio space to the ground floor
- Changing room / small office to ground floor
- 2 meeting rooms / small offices
- On street parking



Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
Ground Floor	117.98	1,270
Offices	56.57	609
Total	174.55	1,879

Tenure.

The long leasehold interest is available for sale.

The long leasehold interest is for a duration of 199 years from 8th September 2006, which leaves approximately 181 years unexpired.

Sale Price.

Offers are invited for the premises with a guide price of £250,000.

Ground Rent.

A ground rent is payable as part of the long leasehold agreement. This currently runs at approximately £105 per annum.

Rateable Value.

The premises currently have a Rateable Value of £6,700.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Interested parties may benefit from 100% business rates relief subject to application.

EPC.

The property has an Energy Performance Certificate (EPC) rating of D76.

Due Diligence.

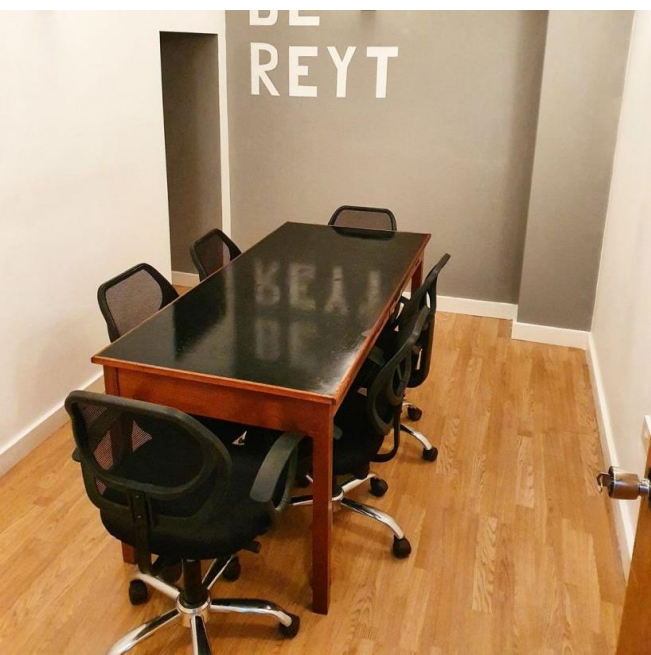
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated March 2024. Photographs dated March 2024.

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