

FOR SALE.



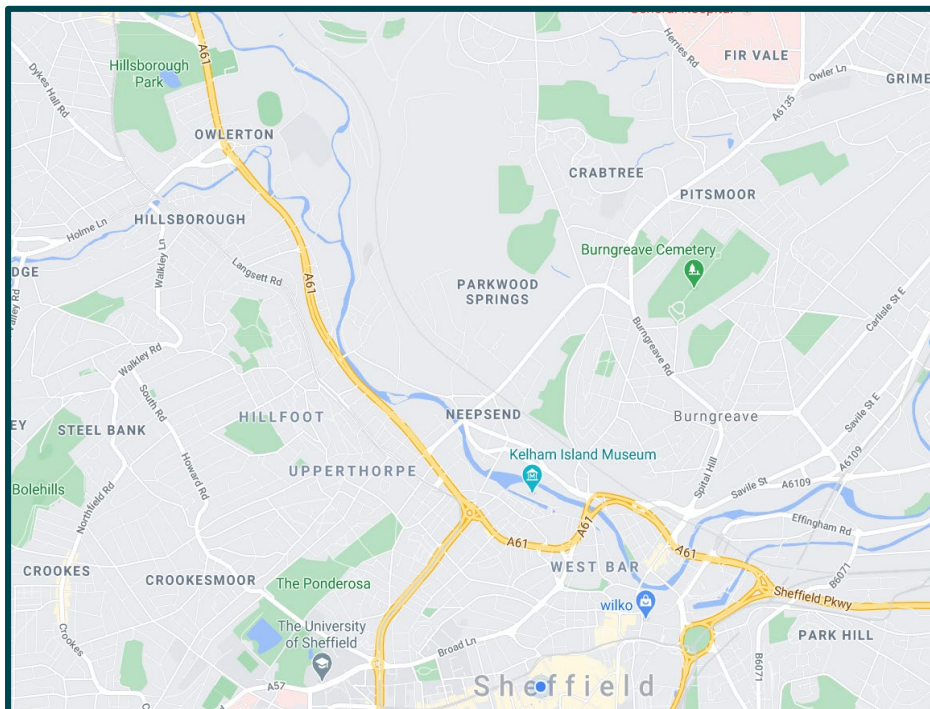
Redevelopment Opportunity – 3,359 sq ft.
1 Neepsend Lane, Sheffield, S3 8AN.

Location.

1 Neepsend Lane is located within the Kelham Island area of Sheffield City Centre which is a mixed use regeneration area home to a number of leisure offerings.

Neepsend Lane connects to Mowbray Street and onwards to the A61 (Sheffield Ring Road) at Derek Dooley Way, which provides further connectivity to both the city centre and also onwards to the Motorway network at either Junction 33 M1 to the South and Junction 36 M1 to the North.

Nearby occupiers include a mixture of traditional industrial occupiers and also a range of bars and restaurants.



Description.

The accommodation comprises a former pub of brick built construction arranged over three floors. Internally, the premises are finished to a shell specification to be fitted out to suit the incoming purchaser's requirements.

Accommodation.

From the measurements taken on site, the property provides the following Net Internal Areas:

Description	Sq M	Sq Ft
Ground Floor	123	1,324
First Floor	82	883
Second Floor	107	1,152
Total	312	3,359

Terms.

The property is available for sale freehold. Price upon application.

EPC.

A full copy of the EPC certificate is available upon request.

Rateable Value.

Interested parties should verify the rates payable with the local rating office.

Due Diligence.

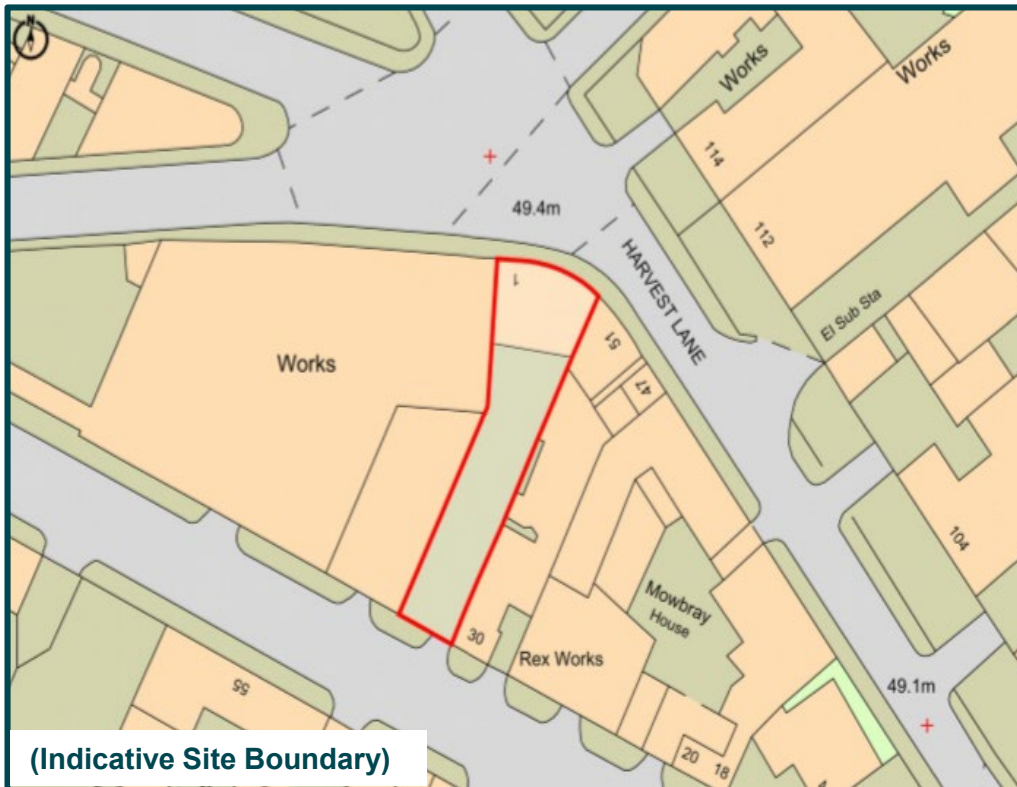
Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation

Legal Costs.

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

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



Contact.

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

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Particulars dated September 2020. Photographs dated September 2020.

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