

FORMER OFFICE FOR SALE

---

# FORMER AUTOMONEY

253 Halifax Road, Wadsley Bridge, Sheffield, S6 1AD



## Key Highlights

- Vacant Detached Single Storey Building
- Ground Floor Open Plan Accommodation
- Former Shower Room and Kitchenette
- User Class E
- Site extends to 0.1 acres
- Offers Invited

---

SAVILLS MANCHESTER  
Belvedere, 12 Booth Street  
Manchester M2 4AW

**+44 (0) 161 602 8666**

[savills.co.uk](https://www.savills.co.uk)

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored in a vibrant yellow. The text is positioned on a solid black rectangular background.

## Location

The Property is located fronting the A61 Halifax Road, opposite its junction with Doe Royd Lane, in Wadsley Bridge, Sheffield.

Wadsley Bridge is a suburb of Sheffield, South Yorkshire, three miles north west of the city centre. The locality is residential in nature, with nearby retail parks and small industrial areas off the A road.

## Description

The Property comprises a single storey detached building of brick elevations beneath a pitched tile covered roof. The Property was constructed in the late 20th century.

Externally to the front there is car parking for approximately five vehicles.

Overall the site extends to 0.1 acres.

## Accommodation

The accommodation is arranged over a single storey, excluding attic, and is laid out as follows:

### Ground Floor

Open plan office/retail floor extending to approximately 400 sqft. Entrance reception (20sqft) and shower room (40sqft). To the side is a former kitchenette.

### External

To the side there is a self-contained boiler room and small store. To the front is car parking for approximately five vehicles.

## Tenure

The Property is held on freehold on title number SYK220527.

## Asking Price

Offers are invited for the freehold interest in the Property. VAT may be applicable.

## Planning

The Property is neither Listed nor within a Conservation Area.

## Rating

The subject Property is entered in the 2023 Rating List with a Rateable Value of £3,600.



SAVILLS MANCHESTER  
Belvedere, 12 Booth Street  
Manchester M2 4AW

**+44 (0) 161 602 8666**

[savills.co.uk](http://savills.co.uk)

**savills**

## Fixtures & Fittings

Not applicable.

## Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

## Energy Performance Certificate

EPC rating of C-58 which is valid until 13 December 2027.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



## Contact

**Jeff Wraith**  
+44 (0) 7825 626 666  
jeff.wraith@savills.com

**James Faulkner**  
+44 (0) 7974 034 352  
james.faulkner@savills.com

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 27.12.2023

**savills**