

0114 2449121

eddisons.com

Eddisons

WAREHOUSE - TRADE COUNTER - TO LET



258-260 SHEFFIELD ROAD, TINSLEY, SHEFFIELD, SOUTH YORKSHIRE
S9 1RD

Rent: £18,000 per annum exclusive

Size: 2,969 sq ft (275.82 sq m)

- Ground floor warehouse, office and trade counter
- Mezzanine storage
- Popular location

LOCATION

The property is situated immediately to the east of Junction 34 (south) of the M1 motorway. The premises are located in a cul-de-sac which was formed as a result of the A6178 Sheffield to Rotherham Road being re-routed during the construction of the M1 Motorway.

The A6178 now passes to the rear of the property and links Sheffield approximately 3 miles to the south west with Rotherham approximately 2 miles to the north east.



DESCRIPTION

The property originally comprised a pair of retail units and has now been reconfigured to give warehouse, office and trade counter accommodation.

The upper floors are not included and are let separately as residential flats.

SERVICES

We understand that all mains services are connected or are available to the property.

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

Ground Floor Warehouse, Office and Trade Counter	275.8 sq m (2,969 sq ft)
Mezzanine Storage	20.3 sq m (218 sq ft)

RENT

The rent will be £18,000 per annum exclusive.

VAT

We understand that VAT may be charged on the rent. Interested parties should satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

LEASE TERMS

The property is available to let by way of a new 3, 6 or 9 year full repairing and insuring lease.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £3,350.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

This property has been graded as C(68).

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Ref: PDO

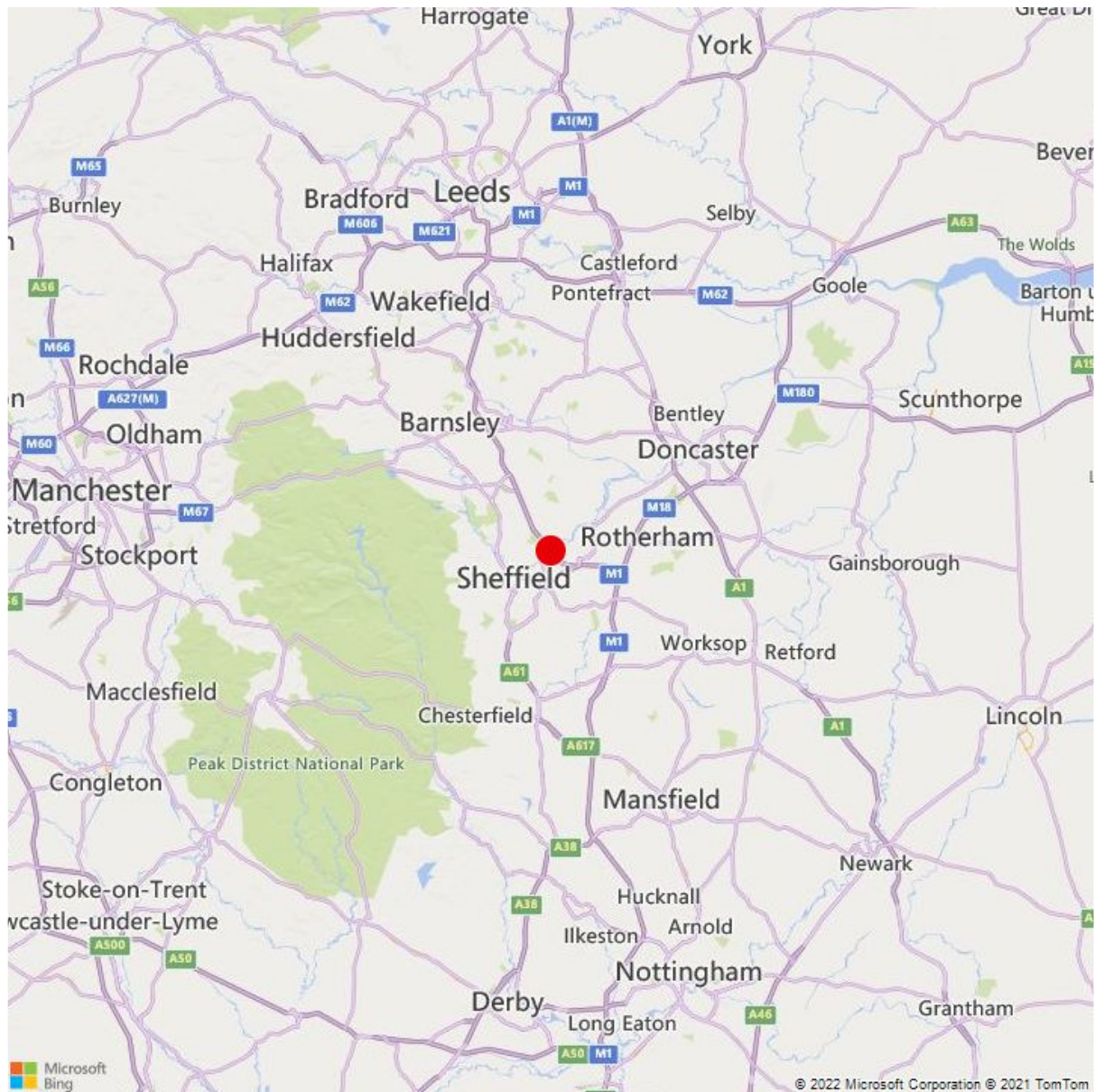
For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Incorporating Fernie Greaves



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