



## **INDUSTRIAL**

**£88,000 P.A.X**

42-44 Leppings Lane

Hillsborough

Sheffield – S6 1ST

- 17,635 sq ft (1,638.35 sq m)
- Detached mainly open span unit with lower vehicle bay and attached welfare facilities
- Eaves approx. 4.51 m – Apex 7.91 m
- Very well located, next to National Tyres, BP, Burger King and close to Hillsborough Football ground and Sainsburys
- Landlord open to tenant offering match day parking by agreement

## LOCATION

The premises are located in the Hillsborough area of Sheffield and accessed from Leppings Lane, close to its junction with Penistone Road (A61) a key arterial route into Sheffield City Centre.



## DESCRIPTION

The unit provides a mainly open span warehouse with office and welfare facilities to one side and is currently undergoing light refurbishment.

There is a separately accessed vehicle maintenance bay which is within the envelope of the main building but accessed from the rear.

There are 2 roller shutter loading doors in the front elevation and a further access door in the rear elevation providing access to the main warehouse floor via a ramp.

## ACCOMMODATION

Description	(sq.m)	(sq.ft)
Ground Floor	1,638.35	17,635
<b>TOTAL</b>	<b>1,638.35</b>	<b>17,635</b>

## BUSINESS RATES

The premises have a rateable value of £43,750.

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

## EPC RATING - C

A full copy of the EPC is available for download from our website.

## LEASE TERMS

The property is available by way of a new lease on terms to be agreed at £88,000 per annum exclusive.

## VAT AND COSTS

Each party is to be responsible for their own costs. VAT will NOT be payable on the rent.

## ROADSIDE OPPORTUNITY

The additional frontage land is not included in the warehouse letting and may be available for a roadside opportunity. Please enquire with agents for further detail.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact either of the joint agents:

Renshaw Surveyors:

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email: [philip@rensurveyors.co.uk](mailto:philip@rensurveyors.co.uk)

Or

SMC Brownill Vickers

Surveyor: **Francois Neyerlin**

Tel: 0114 281 2183

Email: [francois.neyerlin@smcbrownillvickers.com](mailto:francois.neyerlin@smcbrownillvickers.com)

## DISCLAIMER

April 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Unit 7,

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Dunston Lane,

Chesterfield S41 8NG

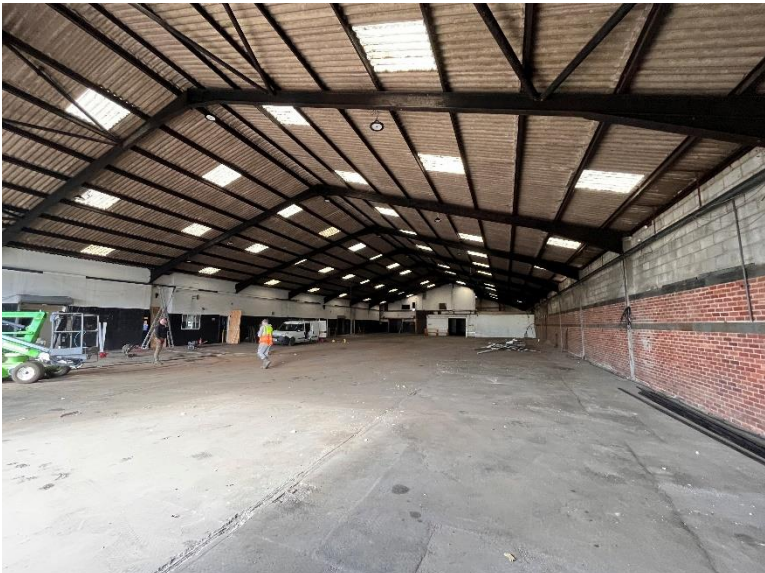


Warehouse

Separate Roadside Opportunity

Warehouse Access

Indicative Boundaries Only



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