

**For Sale – Investment/Development Opportunity**

**234 to 242 Holme Lane & 2 Loxley Road, Malin Bridge, Sheffield S6 4JZ**



**Of Interest to Investors and Developers**

- Comprises of two retail units (part let) and car sales pitch with office (let)
- Rent Reserved: £18,250 per annum
- Potential for refurbishment and/or redevelopment (subject to planning)
- One double fronted unit is vacant with potential to divide into two .
- Highly prominent position
- Malin Bridge Supertram Park & Ride within a short walk
- Offers Invited for the whole

**LOCATION**

The property occupies a very prominent position fronting onto Holme Lane (A6101) and Loxley Road (B6077) at their junctions with Rivelin Valley Road (A6101) and Stannington Road (B6076).

The location benefits from a sizeable population within walking distance. The Rivelin Valley Trail commences on Malin Bridge.

Malin Bridge Supertram Park and Ride is within 200 metres.

**DESCRIPTION**

The property comprises of part of a parade of terraced retail units with a car sales pitch adjacent.

**1) 234/236 Holme Lane**

A double fronted retail unit, currently occupied by Mister Vape a distributor of vaping products.

**2) 238/240 Holme Lane**

A double fronted unit, currently vacant, latterly operated as a café. In need of refurbishment.

**3) 242 Holme Lane/2 Loxley Road**

A single unit with adjacent car sales pitch. Ground floor occupied as a sales office; the upper floor has been converted to a flat by the tenant.

The car sales pitch is securely fenced with a lengthy frontage to Loxley Road.

**FLOOR AREAS**

The accommodation comprises the following floor areas:

Accommodation	SqM	SqFt
<b>234-236 Holme Lane</b>		
Ground floor	49.40	532
First floor	46.84	504
<b>Total Net Internal Area</b>	<b>96.24</b>	<b>1,036</b>
<b>238-240 Holme Lane</b>		
Ground floor	50.16	540
Lean-to store	8.57	92
First floor	45.02	485
<b>Total Net Internal Area</b>	<b>103.75</b>	<b>1,117</b>
<b>242 Holme Lane and 2 Loxley Road</b>		
Ground floor office	23.56	254
Ground and first floor flat	30.27	326
<b>Total Net Internal Area</b>	<b>53.83</b>	<b>580</b>
Car Sales Pitch		



## EPC Ratings

The units have the following EPC Ratings. Full details on request.

Address	Rating
234-236 Holme Lane	87 D
238-240 Holme Lane	58 C
242 Holme Lane and 2 Loxley Road	
Ground floor office	84D
Ground and first floor flat	63 D



## RATEABLE VALUES

	Description	RV
234-236 Holme Lane	Shop & premises	£4,350
234a Holme Lane	Office & workshop	£2,050
238-240 Holme Lane	Shop & premises	£7,300
242 Holme Lane and 2 Loxley Road	Car sales site and premises	£9,500

The above are the Rateable Values and do not represent the business rates payable.



## TENANCIES

The property is subject to the following tenancies:

Address	Tenant	Term	Rent	Comments
234-236 Holme Lane	The Danger Zone Limited	6 years from 07/06/2011	£8,250 pa	Tenant holding over. Occupied by third party trading as Mister Vape
238-240 Holme Lane	Vacant			Vacant
242 Holme Lane and 2 Loxley Road	2 private individuals t/a Ecclesall Motor Company	2 years from 12/10/2020	£10,000 pa	Tenant holding over.
			<b>£18,250 pa</b>	

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## VAT

Please note all figures are quoted exclusive of VAT where applicable.

## ANTI MONEY LAUNDERING

Interested parties will be required to comply with anti-money laundering legislation.

## VIEWING

For further information, or to arrange a viewing, please contact:

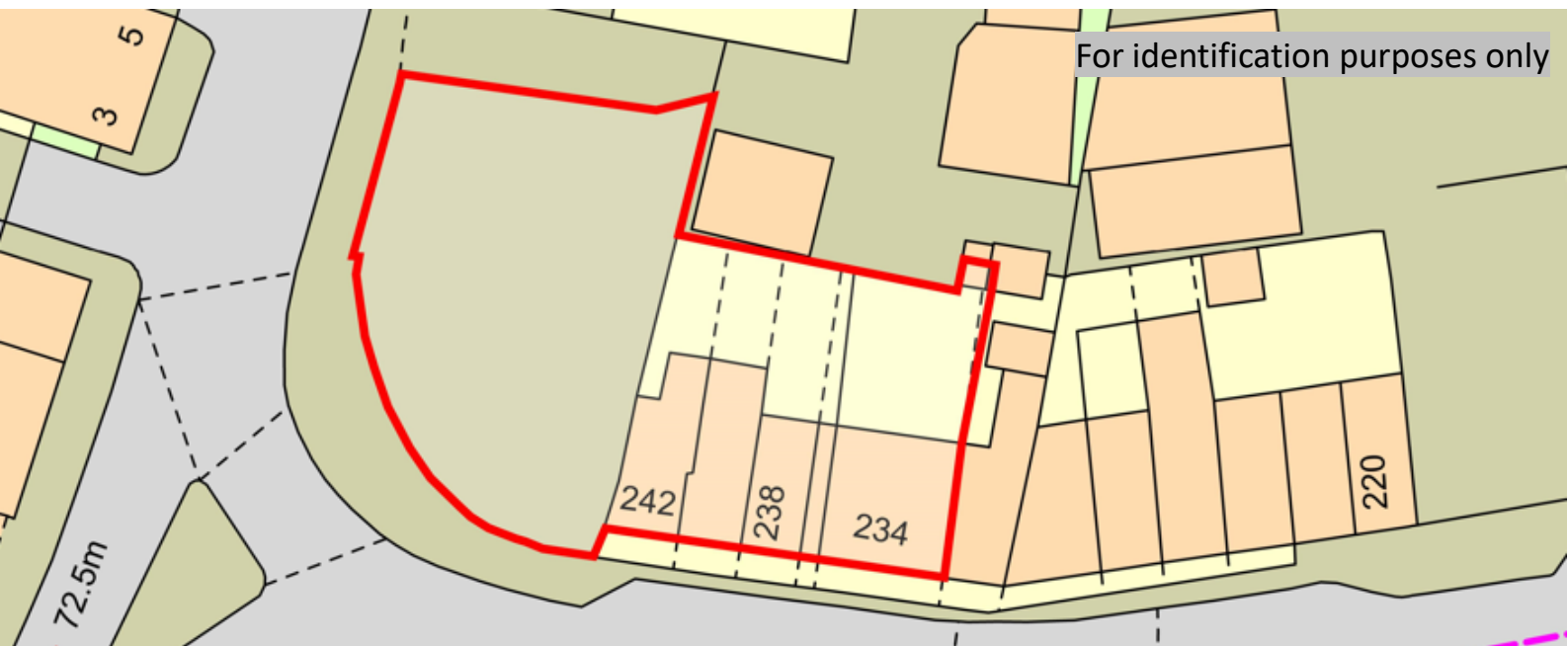
Jeremy Wilson

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## PRICE

Offers are invited for the freehold interest of the whole  
(Subject to Contract)



**Fowler  
Sandford**  
Chartered Surveyors

Fowler Sandford LLP  
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Leopold Street  
Sheffield  
S1 2GY

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