



Shirebrook Road,  
Sheffield,  
S8 9RG

£150,000

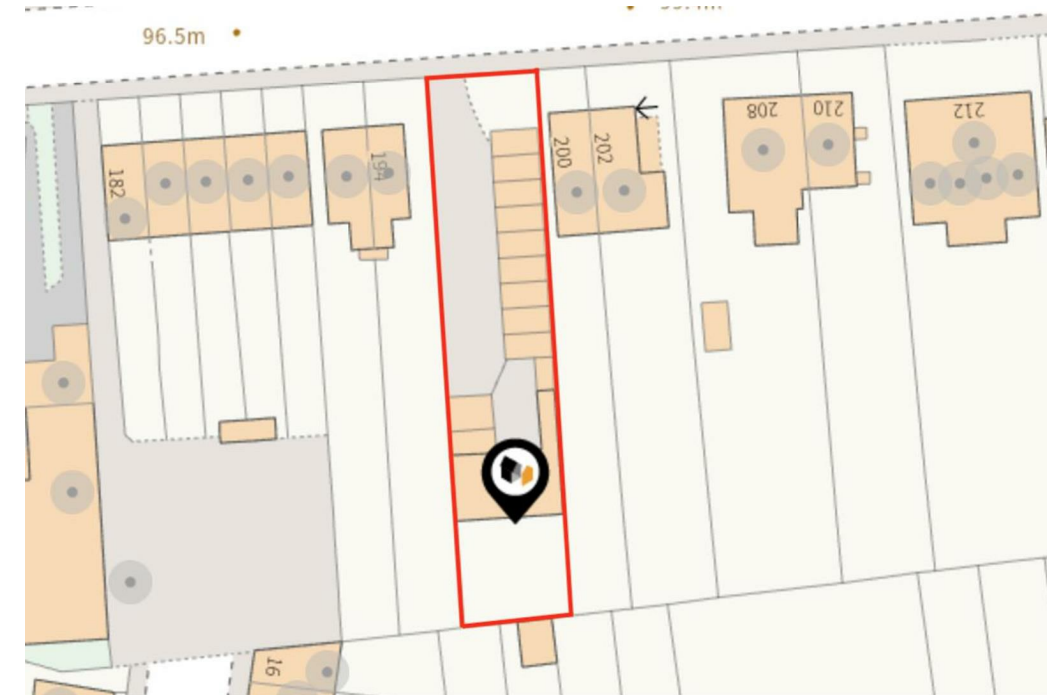


Nestled on Shirebrook Road in Meersbrook, this unique property presents an exceptional opportunity for those seeking garage investment or workshop space. The site comprises a builders workshop alongside nine individual garages.

Accessed via a convenient driveway, the property features gated entry to the workshop and additional covered storage, ensuring security and ease of use. To the rear, you will find an open green space, providing a pleasant backdrop and potential for further development.

The versatility of the property allows for various possibilities, whether you are looking to utilise the existing structures or consider redevelopment options. It is important to note that any planning and building control will be the responsibility of the buyer, offering a blank canvas for your vision.

This property is not just a garage and workshop site; it is a gateway to potential and opportunity in a thriving area of Sheffield. Whether you are an investor, a tradesperson, or someone with a creative idea, this site is worth your consideration.



General Remarks  
GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Business Rates with a value of £3250 per annum.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

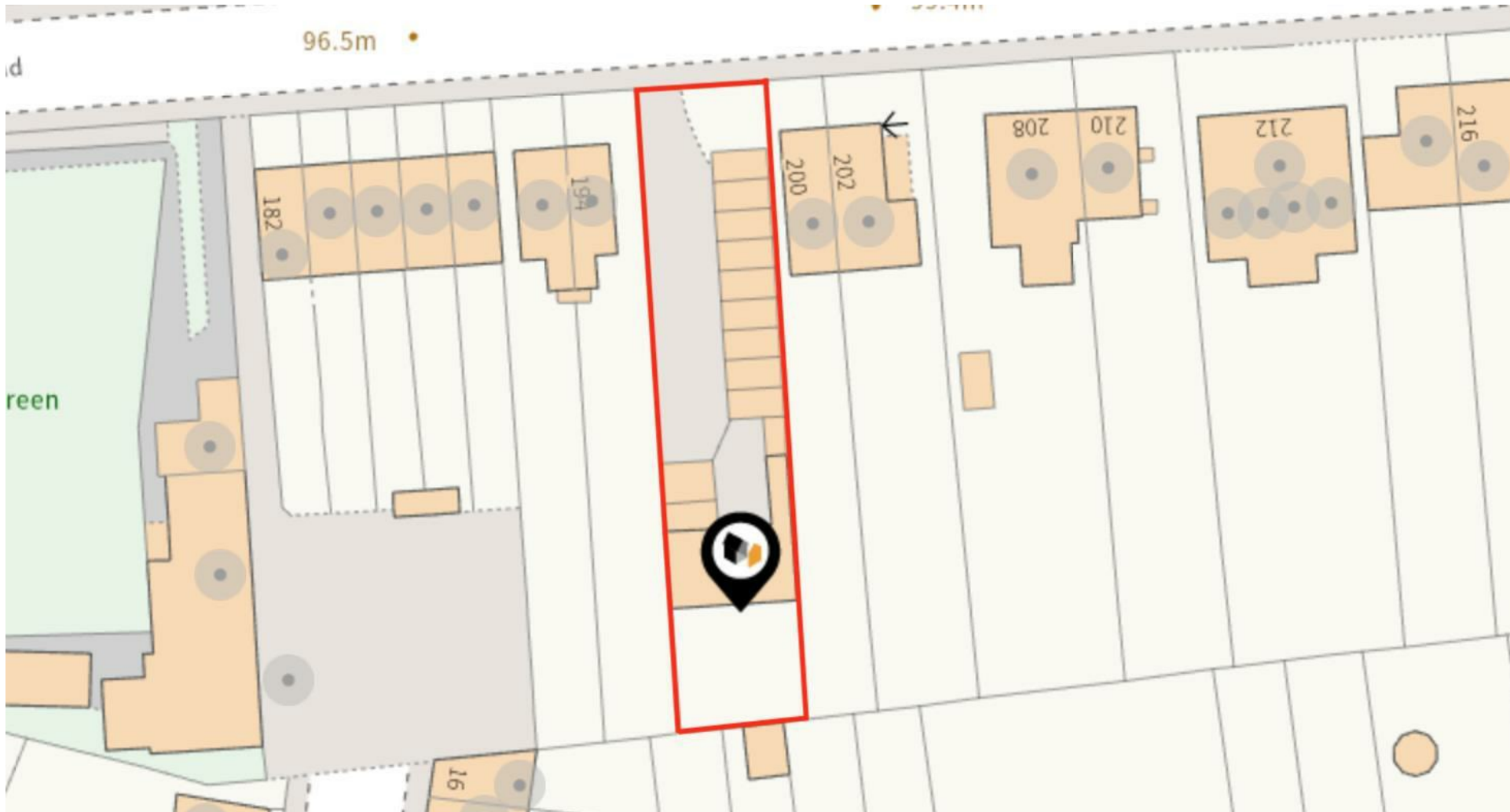
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

Tenure: Freehold  
 Council Tax Band: Exempt



- FREEHOLD SITE
- Nine Garages
- One Workshop
- Coverage Storage
- Mains electric and drainage
- No mains water or gas
- Ideal as builder site or potential for redevelopment - a buyer would be liable to obtain they're own planning permission after purchase

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.