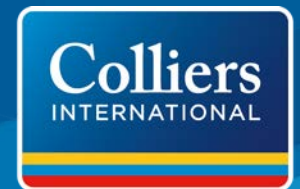




PRIME TRADE COUNTER UNITS – TO LET

Penistone Road, Sheffield S6 1QH



SUMMARY

- Highly prominent development opportunity
- Expressions of interest being sought
- Frontage to Penistone Road (A61) and Herries Road.
- Daily traffic count of over 35,750 vehicles
- Approximately 11.54 acres (4.669 hectares)
- Roadside development opportunity for Automotive, Roadside and Trade Counter uses, subject to the necessary consents
- 83% of the proposed retail space under offer

LOCATION

The subject property is located in a highly prominent position with frontage to the busy Penistone Road (A61) with a return frontage to Herries Road (A6102). The A61 is one of the main arterial routes in and out of Sheffield. The property is within the Wadsley Bridge area of Sheffield and is located approximately 3.5 miles north of Sheffield City centre and 4.8 miles from Junction 35 of the M1.

The immediate area contains a mixture of residential, retail and trade counter uses including Sainsbury's, Halfords, B&Q, Topps Tiles, Screwfix, The Door Shed, Plumb Centre and C & A Doyle Joinery. There are a number of car dealerships along Penistone Road, with brands represented including Renault, Hyundai, Suzuki, Toyota and Citroen.

Adjacent to the site there are a number of leisure uses including Owlerton Stadium, Hillsborough Stadium, home of Sheffield Wednesday Football Club, and Hillsborough Leisure Centre.

DESCRIPTION

The property comprises a substantial triangular shaped development site, largely cleared of buildings. The site benefits from accesses on all 3 boundaries enabling good accessibility to and from all directions.

Our clients propose a mixed retail, trade and roadside development of the site. Alternative uses will be considered on their merits, enquiries invited.

SITE AREA

The total site extends to approximately 11.54 acres (4.669 hectares).

PLANNING

The property is allocated within the Sheffield Action Plan, and a planning application will be progressed based on specific requirements. We anticipate roadside, retail and trade counter uses will be acceptable.

CATCHMENT CHARACTERISTICS

Large catchment – 118,000 residents within 10 minute drive and 536,000 residents within a 20 minute drive ranking the destination in the top third of UK retail parks.

Fast growing – local residential population is expected to increase by 5.5% by 2025.

54% of residents within a 20 min drive of Penistone Road are ranked as ABC1 (above National average).



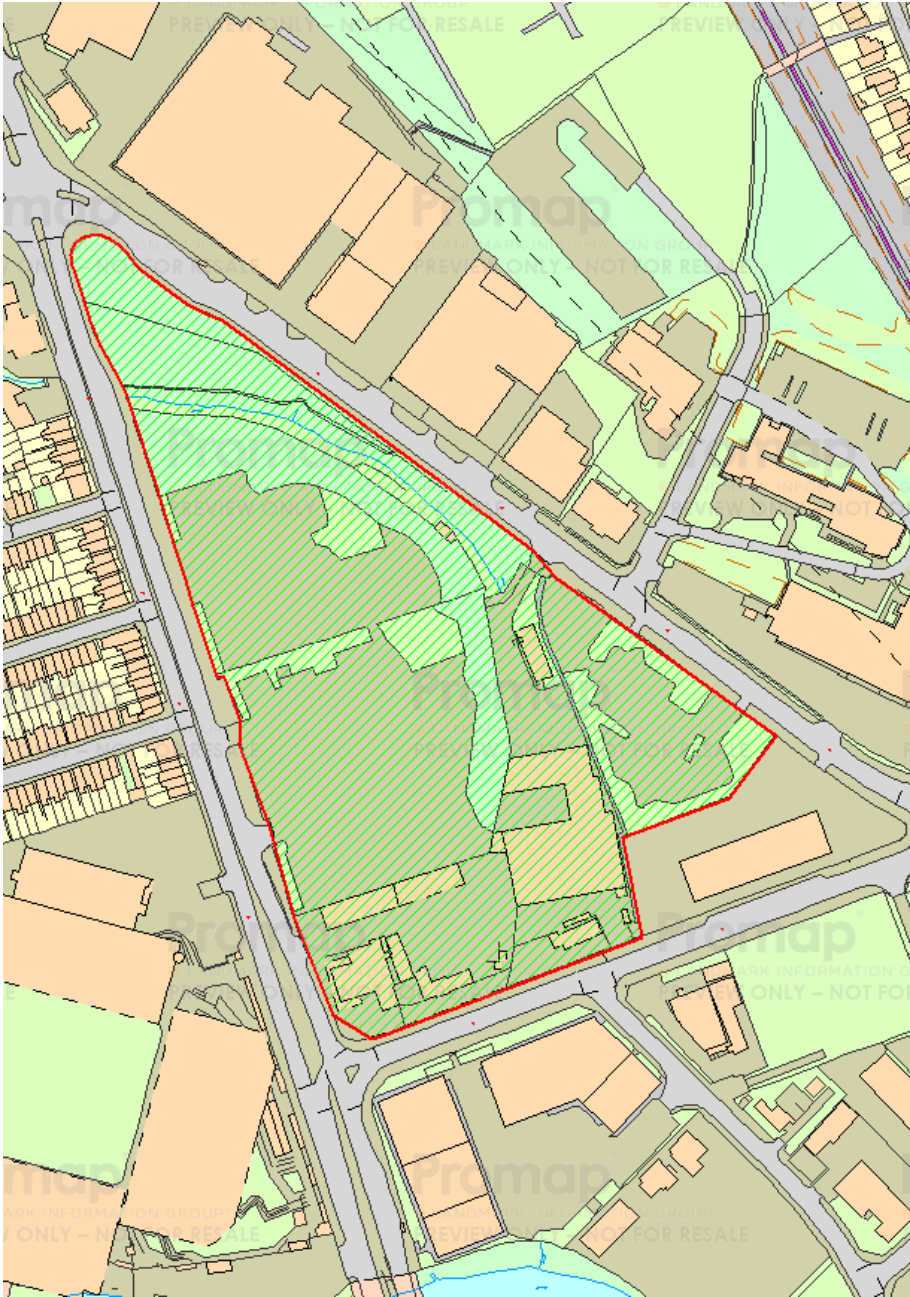
Location Plan, Promap



PROPOSED SCHEME LAYOUT

UNIT 1	FOODSTORE – <u>Under Offer</u>	19,784 sq ft (1,838 m ²)
UNIT 2	RETAIL	6,000 sq ft (557 m ²)
UNIT 3	RETAIL – <u>Under Offer</u>	8,000 sq ft (743 m ²)
UNIT 4	COFFEE DRIVE-THRU – <u>Under Offer</u>	1,800 sq ft (167 m ²)
UNIT 5	TRADE UNIT	18,000 sq ft (1,672 m ²)
UNIT 6	TRADE UNIT	3,000 sq ft (279 m ²)
UNIT 7	TRADE UNIT	4,600 sq ft (427 m ²)
UNIT 8	TRADE UNIT	6,000 sq ft (557 m ²)
UNIT 9	TRADE UNIT	6,000 sq ft (557 m ²)
UNIT 10	TRADE UNIT	4,400 sq ft (409 m ²)
UNIT 11	TRADE UNIT – <u>Under Offer</u>	35,000 sq ft (3,252 m ²)
UNIT 11A	GARDEN CENTRE – <u>Under Offer</u>	10,000 sq ft (929 m ²)
UNIT 12	FOOD TERRACE	7,000 sq ft (650 m ²)
UNIT 13	FOOD TERRACE	4,000 sq ft (372 m ²)
<u>TOTAL</u>		<u>133,584 sq ft (12,409 m²)</u>

CAR PARK A	170 CUSTOMER CAR PARKING SPACES
CAR PARK B	116 CUSTOMER CAR PARKING SPACES
CAR PARK C	76 CUSTOMER CAR PARKING SPACES
<u>TOTAL</u>	<u>372 CUSTOMER CAR PARKING SPACES</u>



TENURE

The site is held freehold.

ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

TERMS

The units will be available on a leasehold basis – alternative layouts will be considered to suit occupiers requirements.

FURTHER INFORMATION

For further information and viewings please contact the sole joint agents, Colliers International and Knight Frank:-



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