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## Well Located Prominent Site in Hillsborough

# Penistone Road, Sheffield, S6 2DL

## For Sale

- Comprising a total of 0.76 acres (0.31 hectares)
- Extremely well located, fronting Penistone Road (A61) between Sheffield Wednesday Football Club and Hillsborough Park
- Estimated to be 55,000 passing vehicles per day
- Suitable for a variety of uses, subject to securing the appropriate planning
- Offers invited for the Freehold interest

# 0114 272 9750

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## Location

The site is located on Penistone Road North (A61), a main arterial route through the city, which connects Sheffield City Centre with Junction 36 of the M1 Motorway. The site is located almost opposite Sheffield Wednesday Football Club, within an established commercial / trade / roadside location. There are almost 55,000 passing vehicles per day along Penistone Road and it is one of the busiest arterial routes in Sheffield.

The surrounding occupiers include Sheffield Wednesday Football Club, KFC, McDonalds, Screwfix, Yess Electrical along with other industrial and trade occupiers.

## Description

The site is accessed via Penistone Road, leading on to the site, which is predominantly flat in nature. Whilst the site fronts Penistone Road, the ownership excludes the frontage, which we understand is owned by the advertising hoarding company.

## Accommodation

The site comprises a total area of 0.76 acres.

## Terms

The accommodation is available by way of a sale. We are seeking offers for the freehold interest.

## Access

It is understood that the property does not directly abut the public highway. However, as far as the seller is aware, there have not been any issues with gaining access to and from the property".

Brochure: 29 July 2019

Image: Promap

## Planning

The site is allocated within a fringe industrial and business area and within the UDP the preferred use is for Business (B1), General Industrial (B2) and Warehousing (B8), with consideration given to Retail (A1)

Interested parties are advised to make their own enquiries with Sheffield Planning.

## Environmental Matters

The site will be sold as seen and subject to the sellers standard environmental conditions forming part of the sale contract.

Prospective purchasers and therefore advised to make their own investigations in this regard. A copy of the draft wording is available upon request.

## VAT

The purchase price will be subject to VAT.

## Legal Costs

Each party to bear their own costs incurred in the completion in any transaction.

## Anti-Money Laundering Regulation

In accordance with Anti Money Laundering Regulations, evidence of identity and the source of funding will be required from the successful purchaser prior to instructing solicitors. Further information is available on request.

## Further Information & Viewing

Please contact sole agents:-

Ben White

Knight Frank

Tel – 0114 272 9750

E-mail – [ben.white@knightfrank.com](mailto:ben.white@knightfrank.com)

## Important Notice

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