

FOR SALE INDUSTRIAL COMPLEX WITH SEPARATE OFFICE BUILDING

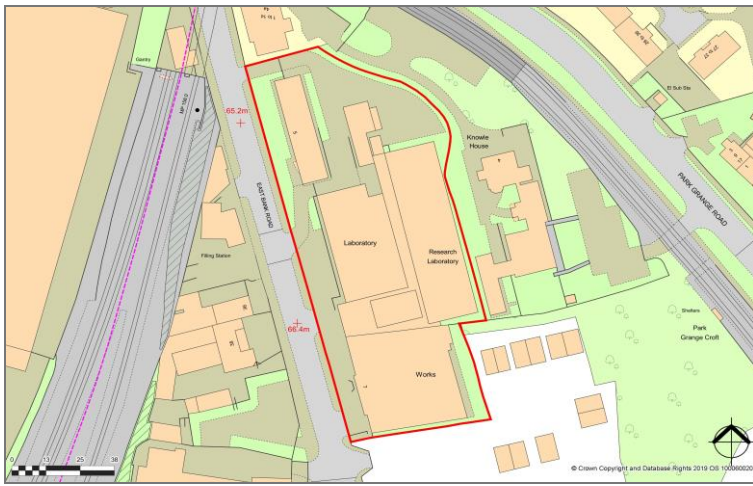


7 EAST BANK ROAD, SHEFFIELD, S2 3PT

GUIDE PRICE £1,200,000

- \ Long Leasehold premises on a 2.1 acre site.
- \ Prominently positioned on East Bank Road close to Sheffield city centre.
- \ Suitable for a variety of uses, subject to consents.

AVAILABLE SPACE
5,341m² (57,490sq ft)



LOCATION

The subject property is situated 0.5 miles south of the city centre. It is prominently located on East Bank Road which lies adjacent to the A61. This provides access to the M1 (3.7 miles to the North) and wider motorway connections.

The locality consists of a variety of differing uses including industrial/trade counter and educational occupiers. There have been recent residential developments to the immediate north and south.

The property is also located within 0.6 miles of Sheffield train station.

DESCRIPTION

The subject property sits on a 2.1 acre site and comprises; two main foundry bays which benefit from an eaves height of up to 7m, ancillary workshops, X-ray room, loading bays and two storey offices.

The buildings generally date from the 1950/1960's and have been extended, upgraded and over-clad in parts. A detached two storey office building to the north of the site is currently income producing. There is on-site parking provision for c.50 vehicles.

UNIT	M ²	SQ FT
Main foundries/workshop/offices	4,635	49,891
Detached office block	706	7,599
Total Gross Floor Area	5,341	57,490

Floor plans and a full-size breakdown can be provided to interested parties upon application.

RATEABLE VALUE

Description / Factory and Premises

Rateable value / £112,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Unconditional offers are sought for the two Long Leasehold interests subject to ground rent of £700 p.a. (135 years unexpired).

Guide price £1,200,000.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0113 241 0940
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JULY 2020
SUBJECT TO CONTRACT
FILE REF / 711.4284A

For more information, visit eddisons.com/property
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