

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

118-120 Alderson Road, Sheffield S2 4UD



- Interesting Freehold Opportunity
- Fringe City Centre Location
- 9,142 sq ft Total Gross Internal Area
- Suitable for a Variety of Uses or Redevelopment
- Offers in Excess of £275,000 are Invited

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LOCATION

The premises are located on Alderson Road situated between Queens Road and London Road, two of the city's main arterial routes. The property is just outside Sheffield's inner ring road, approximately 1 mile south of Sheffield City Centre.

The premises are within easy reach of the inner ring road, which provides access to all areas of Sheffield as well as to more distant locations reached via the Sheffield Parkway and the M1 Motorway.

The building is within easy walking distance of both Queens Road and London Road which both offer a variety of amenities. The surrounding area is predominantly residential with some piecemeal commercial development with occupiers including Discount Beds, J E James Cycles and Billy Clarke Fishing Tackle.

To the rear of the property is a separate vehicular access from Parkfield Place which is a cul-de-sac.

DESCRIPTION

The property comprises a small office building fronting Alderson Road, constructed on ground and first floors in brick, beneath a pitched tiled roof. We believe historically this would have been a residential property.

To the rear is a "U shaped" workshop building built around a small central yard.

There is vehicular access from Alderson Road into the yard and car parking under the first floor workshop to the rear. There is also an access for vehicles at the rear from Parkfield Place into a rear yard.

ACCOMMODATION (Approx gross internal areas)

Ground Floor Offices	410 sq ft	38.1 sq m
Ground Floor Storage	4,289 sq ft	398.4 sq m
First Floor Offices	808 sq ft	75.0 sq m
First Floor Storage	3,518 sq ft	326.8 sq m
Cellar	117 sq ft	10.9 sq m
Total	9,142 sq ft	849.3 sq m

The total site area is around 0.2 acre.

RATES

The 2017 rating assessment is: -

Workshop and Premises - RV £14,750

A degree of small business rates relief may be available, subject to status.

PRICE

Unconditional offers in excess of **£275,000** are invited. We understand that VAT will not be payable.

TENURE

The property is held freehold and offered with full vacant possession.

PLANNING

The property currently has consent for Offices/Light Industry within a B1 use class, however within the Sheffield Adopted Unitary Development Plan (UDP) the site is designated as a Housing Area. Interested purchasers should make their own enquiries as to alternative uses.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

MONEY LAUNDERING

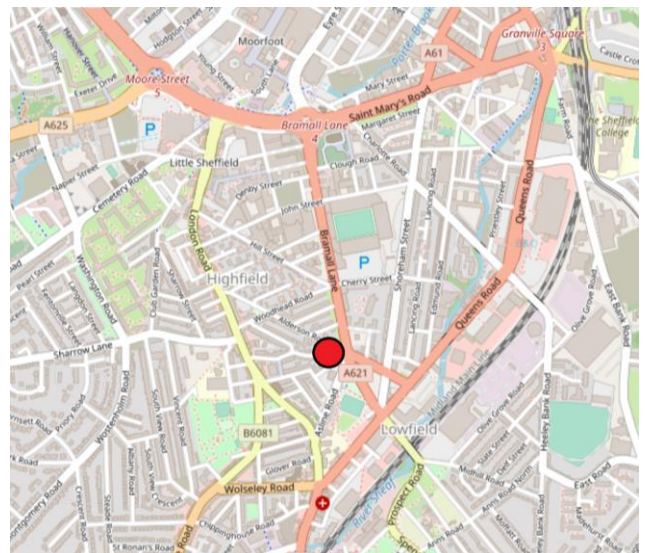
In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY

November 2019

Floor Plans

