



## FOR SALE

# PRIME REDEVELOPMENT OPPORTUNITY

0.2 Acres (0.08 Hectares)

◆ GOOD LOCATION ◆ FORMER CONVENIENCE STORE ◆ SUITABLE FOR  
VARIES USES (STP)



260, Derbyshire Lane  
Sheffield, S8 8SF

## LOCATION

The premises are located on Derbyshire Lane approximately 4 miles to the south of Sheffield City Centre.

## DESCRIPTION

The building comprises a prominent two storey brick built retail property under a pitched slate roof with a small adjoining property linked to the rear. Formerly a convenience store the ground floor provides an open plan sales area with small loading/storage area to the rear. The first floor comprises a large open plan room to the front and small room to the rear. There is also a large basement area. Adjacent to the property is a large car park. The total site extends to approximately 0.2 acres and offers a potential redevelopment opportunity.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground (sales) - 1,156 sq ft  
Ground (stores) - 264 sq ft  
First floor - 1,390 sq ft  
Basement - 1,060 sq ft

## RATES

Shop and Premises

Rateable Value:	£19,250
Rates Payable (2019/2020):	£9,451.75



## TERMS

The property (site) is available for sale freehold with vacant possession. Offers in the region of £300,000 exclusive.

## EPC

The property has an Energy Performance Asset rating of D. Further information is available.

## VAT

The property is elected for VAT.

## PLANNING

The property has A1 planning consent. All alternative planning requirements will need to be made direct to the local authority.

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**

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H.M. LAND REGISTRY		TITLE NUMBER	
		SYK273416	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	SOUTH YORKSHIRE		SK 3582
Scale: 1/1250		SHEFFIELD DISTRICT	SECTION B
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