

Leppings Lane, Sheffield, South Yorkshire S6 1LR



Leppings Lane, Sheffield

- Front and rear loading doors
- Rear and side yard available
- Highly prominent position in high traffic volume area
- Power floated concrete floor
- Onsite parking

£18,950 Per Annum

2,136 Sq Ft

198.43 Sq M

Description

The accommodation on offer is surplus trade/retail space from the new National Tyres and Autocare depot. The accommodation on offer benefits from a large sales area, staff room, male and female WCs, storage cupboard and office. The property can be accessed via the front and rear loading doors and includes onsite parking and a yard area to the side and rear.

Location

The property is situated on the junction of Leppings lane and the A61 Penistone Road with the benefit of sitting next to a BP petrol filling station, Burger King and Hillsborough Football Stadium being in close proximity.

Accommodation

The accommodation (measured on a net internal area basis) is approximately as follows:

Ground Floor: 198.5 sq m (2,136 sq ft.)

Business Rates

We understand the property has a Rateable Value of £9,600. This does not take in to account any transitional relief or small business rates relief that may be available and interested parties should verify the actual figure payable with the Local Rating Authority who may issue a revised rating assesment upon a change of use.

Tenure Information

Our clients would consider a sub-lease on terms to be agreed at a rental of £18,950 per annum. References and Head Landlords consent would be required.

EPC

EPC is available upon request.

Planning

Applicants are invited to make their own enquires through: Sheffield City Council Contact No: 0114 203 9183

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Viewing is strictly by appointment with the agents, Fairhurst Estates Limited.

Please Contact:

Pat Christian

Tel: 0161 476 9425

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