

90 Effingham Road  
Sheffield, S4 7YS

6,570 Sq Ft (610.35 Sq M)

- Prominent corner position on Effingham Road
- Total site area 0.25 acres (0.11 acres yard)
- Rare opportunity to purchase
- Warehouse with substantial office element and large yard

# FOR SALE

## WAREHOUSE WITH LARGE YARD

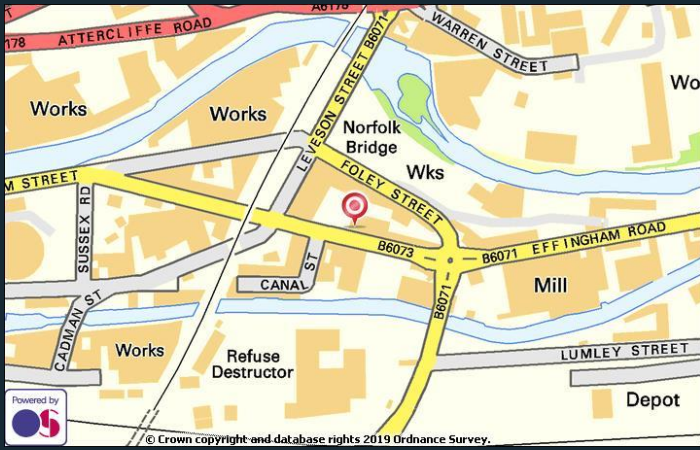


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St James House, Vicar Lane, Sheffield, S1 2EX



## LOCATION

The property is located on the south side of Effingham Road (B6073), in-between its junctions with Canal Street and Sussex Street. The building is easily accessible being approximately 400 metres from both the Sheffield Ring Road (A61) and the Sheffield Parkway (A57), with the latter providing access to Junction 33 of the M1 Motorway.

Sheffield city centre is located approximately  $\frac{3}{4}$  of a mile to the south west of the property with Meadowhall Shopping Centre, Train Station and Junction 34 of the M1 situated approximately two and a half miles to the north east.

The surrounding area and much of the Lower Don Valley is predominantly industrial save for some small / medium office parks and major amenities such as Valley Centertainment, Sheffield Arena and the new Olympic Legacy Park to name but a few.

## DESCRIPTION

The property comprises of a main warehouse building accessed via a large yard with two access gates fronting Effingham Road and Sussex Street and an office building attached with a total floor area of 6,570 sq ft.

The ground floor of the warehouse is open plan with a workshop and WC's to the rear. There is direct access from the warehouse in to the office building which is attached to the eastern elevation, however there is also a separate entrance to the offices from Canal Street.

The ground floor office space acts as a reception area for the whole site with WC's and the first floor comprises of a number of small rooms / offices, although they are all formed by demountable partitioning and can be removed to create an open plan space.

The yard extends to approximately 0.11 acres on a total site area of approximately 0.25 acres therefore there is 56% site coverage which is relatively low.

## TENURE

The long-leasehold interest is available with 115 years unexpired.

## PRICE

£295,000 Guide Price.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Certificate available on request.

## RATING

The property is rates as 'Workshop and Premises' with a 2017 Rateable Value of £21,750.

## VAT

If applicable, VAT is to be paid at the prevailing rate.

## ACCOMMODATION

<b>Ground (Warehouse)</b>	<b>3,508 Sq Ft</b>
<b>Ground (Workshop)</b>	<b>597 Sq Ft</b>
<b>Ground (Office)</b>	<b>679 Sq Ft</b>
<b>First (Office)</b>	<b>1,786 Sq Ft</b>
<b>Total</b>	<b>6,570 SqFt</b>

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the sole agents:

Tom Shelton MRICS  
 Barnsdales - Chartered Surveyors  
 Tel: 07738 335482  
 Email: tom.shelton@barnsdales.co.uk

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