



Brownill Vickers

A Company of Values Since 1884



To Let

(May Sell)

Showroom, Workshop & Yard

- Retail showroom with ancillary workshop and stores
- Net Internal Area 283 sq. m. (3,053 sq. ft.)
- Rear courtyard and parking
- Secure storage compound
- Customer car parking
- Prominent position at Wadsley Bridge
- Heavily trafficked arterial route (A61)
- Suitable for a variety of uses.

Call: 0114 290 3306

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www.brownillvickers.com

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Licensed & Leisure | Commercial | Residential

**Former HSS Hire
45 Penistone Road North
Sheffield, S6 1LP**

Highly prominent retail showroom with ancillary workshop and storerooms together with secure yardage. Heavily trafficked position on A61 at Wadsley Bridge.



RICS



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Description

The subject property comprises a retail showroom with ancillary workshop and storage accommodation which has for a number of years operated as a Tool Hire Outlet.

The showroom has a large aluminium framed display window, which is protected by roller security shutters, and there is a suspended ceiling with inset lighting. Set to the rear there is a workshop area in three parts together with staff facilities. The first floor provides additional office and storage accommodation. The property also has a useful basement cellar.

The premises benefit from a secure rear courtyard area suitable for parking or open storage. In addition, there is a compound to the side secured by palisade fencing and further car parking.

Location

The subject premises are situated on the A61 at Wadsley Bridge. The A61 is a heavily trafficked arterial route leading north from Sheffield towards junction 36 of the M1 Motorway.

The premises occupy a prominent position adjacent to the Better Gym being located directly opposite the Sainsbury's Supermarket and a short distance from Kilner Way Retail Park.

The property is located approximately 3 miles north of Sheffield City Centre. The surrounding area is of mixed uses including retailing, manufacturing as well as intermittent residential housing.

Services

The property benefits from mains electricity and mains water. Brownill Vickers have not undertaken any testing of the service installations. There is some electric heating.

Brownill Vickers represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

Accommodation

The accommodation extends to approximately 283 sq. m. (3,053 sq. ft) excluding the basement. It briefly comprises:

Ground Floor

Showroom	63 sq. m.	(680 sq. ft.)
Workshop	64.3 sq. m.	(692 sq. ft.)
Staff room and WC	24.8 sq. m.	(267 sq. ft.)
First Floor	131 sq. m.	(1,414 sq. ft.)

Range of offices/ stores
Staff WC

Basement 63 sq. m. (680 sq. ft.)

Energy Performance Certificate

An EPC has been prepared for the building showing an Energy Performance Asset Rating of 112 with band E.

Asking Terms

The property is available on a new lease basis on terms to be agreed at an asking rental of £20,000 per annum. Alternatively, the property may be available to purchase by negotiation.

Money Laundering

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

Viewing

For viewing arrangements and further information please contact the sole agents Brownill Vickers on 0114 290 3306 or email robin.curtis@brownillvickers.com

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