

Property Consultants



**T 0114 272 3888**

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

# To Let

**138-158 Bramall Lane, Sheffield, S2 4RF**



- Car Sales Pitch & Premises
- High Profile Location Fronting Bramall Lane
- 0.28 Acre Site (May Split) With Workshop & Offices
- Possibly Suitable for a Variety of Uses Subject to Planning & Freeholder Consent & Planning
- Immediately Available
- To Let on a New Lease

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises are situated in a prominent location fronting Randall Street, less than half a mile south of the city centre. The property is within 100 yards of St. Mary's Gate, Sheffield's inner ring road, which provides access to the M1 (J33) and all areas of the city.

It is a popular area close to Bramall Lane, London Road and Queens Road giving easy access in & out of the city centre. The prime shopping area of The Moor is within a short walk.

Occupiers in the area include Go Outdoors, Ozmen Supermarket, Howdens and Sheffield United FC.

## DESCRIPTION

The premises provides a generous car sales pitch along with workshop and portacabin offices. The site is fully secured with the main entrance from Randall Street and a secondary access from Harwood Street.

## ACCOMMODATION (Approx gross internal areas)

|                        |                   |            |
|------------------------|-------------------|------------|
| Workshop               | 908 sq. ft        | 84.4 sq. m |
| <b>Total Site Area</b> | <b>0.28 Acres</b> |            |

Consideration will be given to splitting the site, please contact the agent to discuss exact requirements.

## RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Car Sales Pitch & Premises

R.V. £27,250



## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 122 (Band E). A full Energy Performance Certificate will be provided on request.

## RENT

On application.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease.

## RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

## PLANNING

We are informed the premises benefit from a Sui Generis use class.

Other uses would be considered subject to planning & Freeholder consent..

## LEGAL COSTS

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

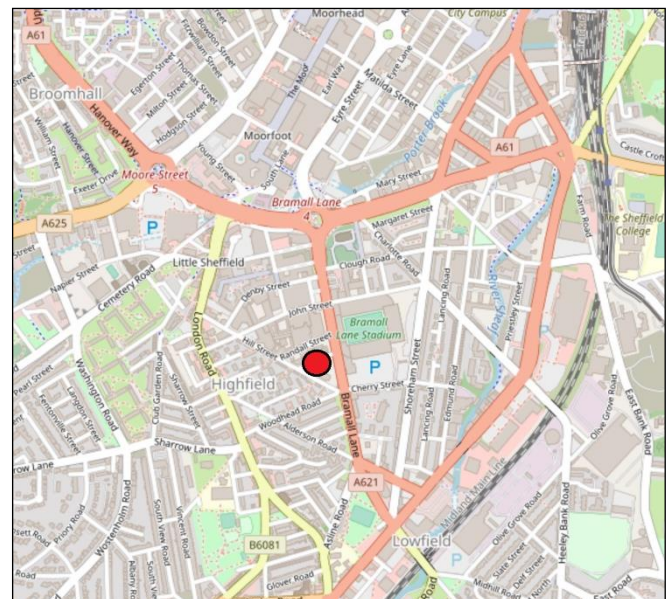
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

**Mark Holmes – Crosthwaite Commercial**

[Mark@crosthwaitecommercial.com](mailto:Mark@crosthwaitecommercial.com)

07738 275226



SUBJECT TO CONTRACT AND AVAILABILITY

March 2023