



SMC
Brownhill
Vickers

For Sale

Highly Prominent Motorcycle Dealership /
Showroom located on Sheffield's Inner Ring Road
(A61)

Offers in excess of £1,100,000

35-59 Walker Street, Sheffield, S3 8GZ

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smcbrownillvickers.com

- Showroom building of 13,914 sq ft within a site area of 0.293 acres
- Benefits from excellent visibility / passing traffic from Sheffield's Inner Ring Road (A61)
- Suitable for a variety of showroom / commercial uses (STP)
- Located very close to a number areas undergoing regeneration including Kelham Island, West Bar and Sheffield city centre.
- May have future development potential (STP)



Description

The property provides a series of interlinked buildings currently used as a showroom with ancillary accommodation. The property is attached to an adjoining building owned by Manor Operatic Society.

The main two storey building, to the ground floor includes showroom, managers office, toilet facilities, catering unit with a stairwell to the first floor. The first floor includes a boardroom, and stores.

A further building provides additional showroom space and is of steel portal frame construction. The building benefits from glazing to the front and corners. The additional space includes a WC area and private office. On the first floor are further stores, offices, staff/mess room, kitchen and WC facilities.

The final part of the building links in at ground floor level as part of the main showroom and has been utilised as a sales area. There is also a loading bay which is used as a motorcycle MOT testing bay. Within this bay there is a goods lift which enables goods to be moved up to the first-floor workshop. The workshop is a former print works which has been adapted for use for motorcycle repairs and maintenance.

Externally, there is a tarmac surfaced courtyard. This has a brick and metal railing boundary to Derek Dooley Way and a palisade fence to the main entrance from Wicker Lane adjacent to the council car park.

Location

The property is located with prominent frontage to the A61 Derek Dooley Way which is a key route on the eastern side of Sheffield City Centre and located approximately 0.5 miles from Sheffield city centre.

There is a high number of vehicles passing the site, as this is a key route in and out of the city centre, less than 0.5 miles from Sheffield Parkway, which provide access to junction 33 and junction 34 of the M1 Motorway. The property is located very close to a number of areas undergoing significant regeneration including Kelham Island, West Bar and Sheffield city centre.

Accommodation

The property provides the following approximate gross internal areas

Ground Floor

Showroom / Main Sales Area: 670.58 sq m, 7,218 sq ft

Offices: 72.25 sq m, 778 sq ft

MOT Bay: 33.69 sq m, 363 sq ft

Ancillary Accommodation: 24.49 sq m, 264 sq ft

First Floor

Ancillary Space: 154.91 sq m, 1,667 sq ft

Offices: 102.64 sq m, 1,105 sq ft

Workshop: 234.04 sq m, 2,519 sq ft

Total Gross Internal Area: 1,292.60 sq m, 13,914 sq ft

Approximate site area (freehold and leasehold): 0.118ha (0.2983 acres)

Planning

The property has been used as a motorcycle dealership and showroom, and we understand the premises benefit from Sui-Generis Use Class. According to the Sheffield Unitary Development Plan the property falls under a 'business and industrial area' allocation.

The property is not within a conservation area.

The property has lapsed planning permission for an extension to the showroom (Reference: 16/01038/FUL). This could extend the showroom by approximately 1,777 sq ft.

We would advise interested parties to make their own enquiries and/or take professional advice to confirm their intended use is suitable.

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 35 Walker Street, Sheffield, S3 8GZ

Description: Car showroom and premises

Rateable Value: £59,000

We would advise prospective parties to verify the matter with the local rating office.

Tenure

The property is held on the basis of a mixture of freehold and long leasehold interests, together with rights granted over the yard area and allocated parking. Further information is available by request.

Price

Offers invited in excess of £1,100,000 on an unconditional basis. We understand VAT is not payable on the purchase price.

Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:

SMC Brownill Vickers

Francois Neyerlin

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Crosthwaite Commercial

Mark Holmes

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Business Rates

Rateable Value of £59,000

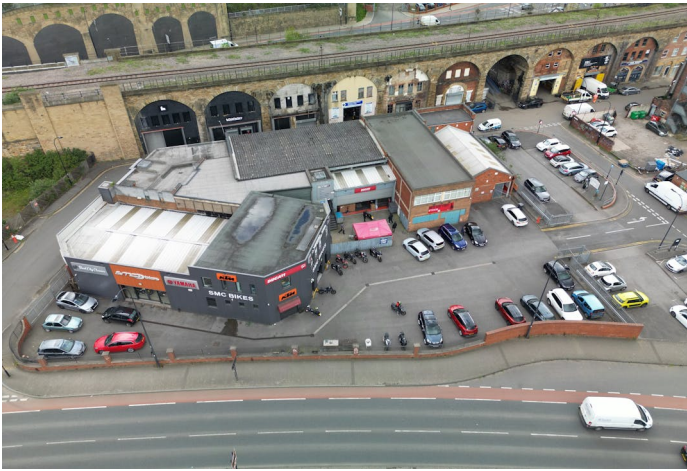
Energy Performance Certificate

Upon Enquiry

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