

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

Unit 3 Parkhouse Works, Bacon Lane, Sheffield S9 3NH



- Warehouse/Industrial Unit For Sale
- 5,380 sq. ft Gross Internal Area
- Excellent Location Close to Sheffield Parkway
- Freehold Available For Sale
- 7.6m Eaves Height
- Offers Invited in the Region of £295,000

www.crosthwaitecommercial.com



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LOCATION

The property is located on the south west of Bacon Lane, close to its junction with Worthing Road in the Attercliffe area of Sheffield. Attercliffe itself is a predominantly industrial location with a large mix of occupiers, save for the main high street which provides a wide range of retail tenants.

Bacon Lane is conveniently located to provide access to Sheffield city centre to the south west and Junction's 33 and 34 of the M1 Motorway to the east and north east respectively. The M1 in turn provides access to the wider regional motorway network.

DESCRIPTION

The unit is formed of brick-built construction under a pitched roof with a steel portal frame and full height cladding.

There is full height roller shutter to the front of the property. The eaves measure 7.7m to the haunch.

There is a small, fenced yard area to the front of the property.

ACCOMMODATION (Approx Internal Areas)

Total Floor Area **5,380 sq ft** **499.8 sq m**



RATING ASSESSMENT

The 2023 rating assessment is as follows: -

Store & Premises - £13,750

Subject to status, the premises benefits from a degree of business rates relief.

SALE

Offers in region of **£295,000** are invited for the freehold interest with vacant possession on completion. If applicable VAT will be payable at the prevailing rate.

TENURE

We are selling the freehold interest.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 62 C. A full EPC will be available on request.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

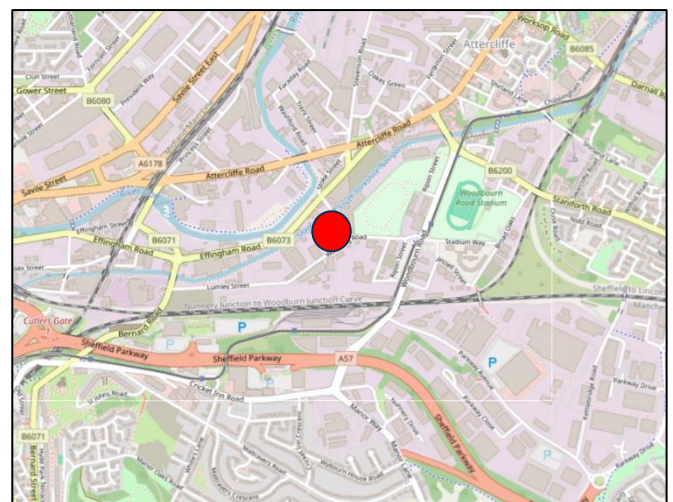
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SUBJECT TO CONTRACT & AVAILABILITY June 2024