

SMC  
Brownill  
Vickers

To Let



Large warehouse with frontage to Richmond Park Road in the Handsworth area of Sheffield

£100,000 per annum

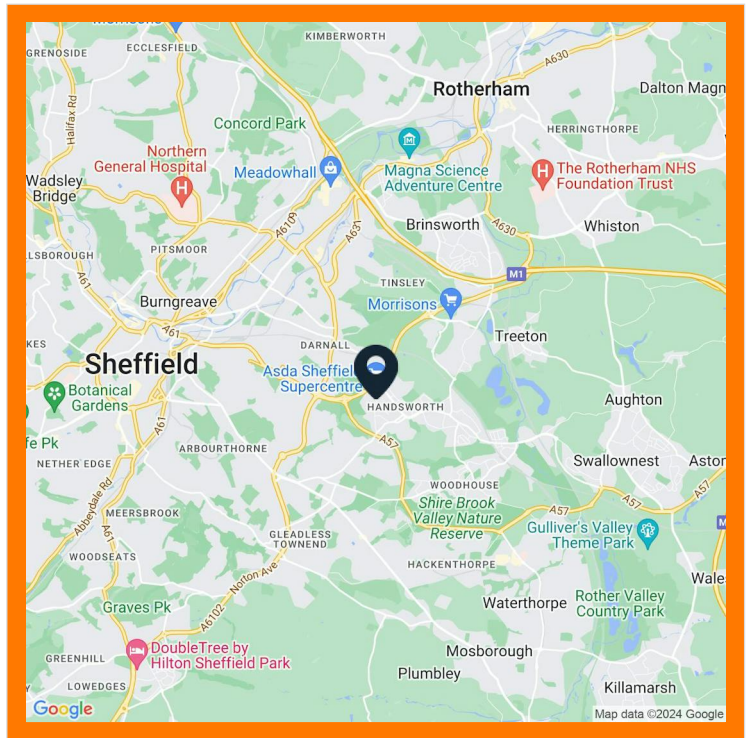
151 Richmond Park Road, Handsworth, Sheffield, S13 8HS

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Detached warehouse building with service yard available
- Located in Handsworth area of Sheffield with frontage to Richmond Park Road
- May be suitable for a variety of industrial, storage & commercial uses (STP)
- Good access to Sheffield city centre (4 miles) & the M1 motorway network (2.5 miles)





## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft         | sq m            |
|------------------|---------------|-----------------|
| Unit - Warehouse | 30,450        | 2,828.90        |
| <b>Total</b>     | <b>30,450</b> | <b>2,828.90</b> |

## Description

The property is a large detached warehouse of brick construction with a steel trussed roof. The premises has most recently been used as a furniture retail warehouse and could be suitable for a variety of industrial, trade counter, leisure, and distribution uses (STP).

The warehouse is mainly open plan although there are various additional areas providing stores, offices and ancillary space. There are four full height roller shutter doors to the side of the building. The main warehouse benefits from an eaves height of approximately 4.95m to the truss and a maximum of 7.55m.

To the side and rear is a yard space, with a front customer parking area, with an entrance and exit at either side of the front to Richmond Park Road.

The property is undergoing a light refurbishment.

## Location

The property is located with road frontage to Richmond Park Road in the Handsworth area of Sheffield. This location is approximately 2.5 miles to the north of Sheffield city centre. Richmond Park Road is located off Handsworth Road (B6200) which links onto the Sheffield Parkway (A57) and in turn Sheffield city centre, and the national motorway network M1 at junction 33.

Nearby occupiers in the area include Aldi Supermarket, KFC, Costa, Asda and various other commercial occupiers, as well as various small independent traders located on Handsworth Road.

## Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 151, Richmond Park Road, Sheffield, S13 8HS

Description: Warehouse and premises

Rateable Value: £39,250

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

## Planning

The property has most recently been used as a furniture retail warehouse. We would anticipate the property may have potential for other industrial, leisure or commercial uses (STP) and prospective interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use.

## Lease Terms

Available to let by way of a new lease on terms to be agreed.

## Rent

£100,000 pa. VAT will NOT be payable.

## Business Rates

Rateable Value of £39,250

## Energy Performance Certificate

D (91)

**Francois Neyerlin**

0114 281 2183

francois.neyerlin@smcbrownillvickers.com



