

SMC  
Brownill  
Vickers

To Let

Former Motor Vehicle Repair Workshop plus Storage  
and Ancillary Accommodation within Sheffield City  
Centre

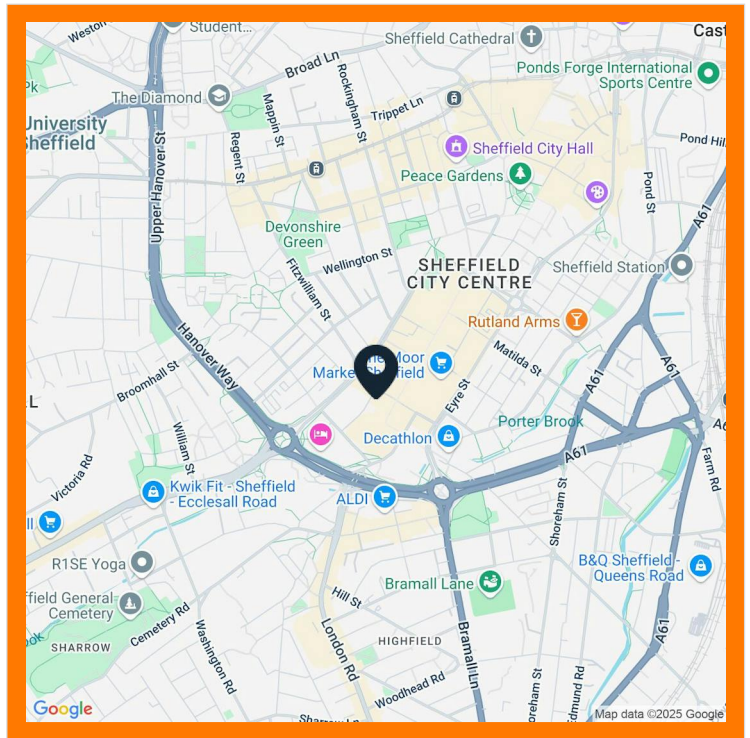
£44,600 per annum

3 Fitzwilliam Gate, Sheffield, S1 4JH

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

- Motor vehicle repair workshop, storage and ancillary accommodation
- Located within Sheffield city centre - close to the Moor, variety of shops, amenities and access to Sheffield city centre ring road
- Plus rear yard and front forecourt area
- Available by assignment : Existing lease expiring 9th April 2033



The property comprises a two storey commercial building with lower ground floor storage and rear yard. The premises has most recently been used for automotive / motor vehicle repair purposes.

There is an access to the first floor via an internal staircase which leads to a first floor area most recently used as storage / office space.

Externally there is a front forecourt area / parking area and rear secure yard area.

The property is close to the west of the pedestrianised The Moor with it's junction with Fitzwilliam Gate, in Sheffield City Centre. There are a variety of national names within the area including Greggs, Iceland, Warhammer, The Gym Group, Card Factory, Sainsburys, Boots, etc. The property benefits from almost immediate access onto Sheffield City Centre Ring Road (A61).

The accommodation comprises the following areas:

| Name                   | sq ft         | sq m          |
|------------------------|---------------|---------------|
| Lower Ground - Storage | 5,275         | 490.06        |
| Ground - Workshop      | 3,625         | 336.77        |
| 1st - Offices          | 1,667         | 154.87        |
| <b>Total</b>           | <b>10,567</b> | <b>981.70</b> |

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

Description: Vehicle repair workshop and premises

Rateable Value: £57,000

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Description: Offices and premises

Rateable Value: £9,200

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

It is understood that the property benefits from a B2/B8 planning use and has been in use as a motor vehicle repair use. We would advise interested parties verify that their proposed intended use for the property is suitable given the historic use or whether a change of use is required.

An assignment of the current lease is available. This expires on 9th April 2033. Further details on request.

£44,600 per annum. We are informed VAT is not payable on the rent.

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

## Rateable Value of £57,000

Upon Enquiry

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