



SMC
Brownill
Vickers

To Let



Versatile commercial space in Neepsend, Sheffield
which could be utilised for a variety of uses (STP)

£35,000 per annum

Stores At 81 Burton Road, Neepsend, Sheffield, S3
8BZ

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Three buildings most recently used as ancillary storage with potential to be used for a variety of uses (STP)
- Located within a short distance of Sheffield City Centre in the popular Neepsend / Kelham Island Cultural Heritage Quarter
- Exciting up and coming area, nearby occupiers include Albyn Works, Peddler Market, Cutlery Works, and emerging new developments
- Parking / yard availability to be negotiated
- Generous rent free period / landlord incentives available



Description

Building No. 4
Single storey of brick construction with a pitched and hipped slate roof on timber rafter and purlin construction. Originally built as 4 no. stables, altered to provide the The Maltings, 81 Burton Road, Sheffield, S3 8BZ as storage accommodation.

Building No. 5
Single storey building constructed of brick and concrete floor with a slate roof, improved to provide the current storage accommodation

Building No. 6
Constructed with brick and black walls, pitched slate roof provided accommodation over ground and first floor. Solid concrete floor with suspended first floor, with double timber loading doors to yard elevation.

Electricity is available, however the unit doesn't benefit from any other services although we understand drainage and water could be installed and the landlord would carry out works as part of a prospective letting.

Location

Located close to the junction of Burton Road, Rutland Road and Neepsend Lane in the popular Neepsend area of Sheffield, which is a short distance north of Sheffield City Centre. It is within one mile of the A57 Sheffield Parkway and in Sheffield's cultural heritage quarter. The property benefits from good road and bus links.

This location is in the heart of the regenerated Neepsend area, across the road from Peddlers market and Kelham arcade, and just down the road from several pubs, bars and Cutlery Works food hall. The area is home to a number of industrial, retail, leisure and commercial occupiers within the vicinity and growing cluster of creative businesses attracted to the area.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Building - 4	974	90.49
Building - 5	1,938	180.05
Building - 6	1,472	136.75
Total	4,384	407.29

Business Rates

The ground floor would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

We understand that the existing use falls within "B1 Business Use with ancillary storage" under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. Therefore alternative uses may be suitable (STP) however all parties are advised to make their own enquiries with the local planning authority.

Availability

The client is looking to let the buildings to one tenant. Expression of Interest will be considered on a case by case basis.

Motor trade uses and heavy industrial uses will not be considered. Please bear in mind the access to the site is shared with other office tenants.

Lease Terms

The property is available to let by way of a new lease for a term to be agreed. Generous rent free period / landlord incentives available for the right tenant.

Rent

£35,000 pa. Expressions of interest sought. Motor trade uses, and heavy industrial uses will not be considered.

Fit Out

Our client is open to carrying out a light fit out and considering a generous rent free period depending on tenant requirements, and for an appropriate tenant of sufficient financial standing.

Tenant Financial Background

Our client is looking for a tenant of suitable financial standing given the potential financial obligations (rent, running costs, fit out, etc) with evidence showing funds available to fit out, trade and ideally 3 years or more of accounts evidence.

Energy Performance Certificate

Upon Enquiry

Viewing

For further information or viewings, please contact the agent: Francois Neyerlin
Telephone: 0114 281 2183 Email: francois.neyerlin@smcbrownillvickers.com All viewings should be arranged by appointment through the agent.

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com





— Estate boundary

CAR PARKING ARRANGEMENT

© Crown copyright 2022 Ordnance Survey 100053143

 ROWLEY SURVEYING TOPOGRAPHICAL SURVEYS & BUILDING MEASUREMENT						
Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Surveyed by TIM-ROWLEY		Checked by TIM-ROWLEY	Approved by - date TIM-ROWLEY	File name BURTON-ROAD	Date MAY __,2023	Scale 1:500
12 Forge Road Wales Sheffield S26 5RS 07594 093398		Land Registry Plans Topographical Building Measurement SUA V Images PICO CAA Approved		 A3-01 Edition 01 Sheet A3		
THE MALTINGS, 81 BURTON ROAD, NEEPSSEND, SHEFFIELD S3 8BZ						