

SMC
Brownill
Vickers

For Sale

Three storey office / storage building with
connecting workshop located in Lower Don Valley /
Fringe of Sheffield city centre

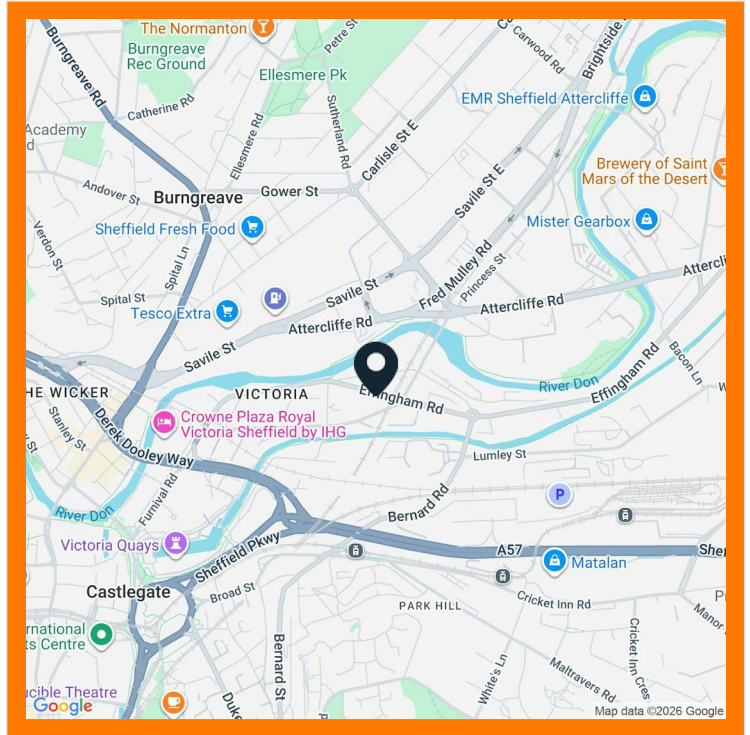
£175,000

66 Effingham Road, Sheffield, S4 7YS

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Three storey office / storage building with connecting workshop with development potential
- Long leasehold interests – c.123 years unexpired at nominal ground rents
- Located on the corner of Effingham Road and Sussex Street just to the east of Sheffield city centre
- Established industrial location
- Excellent opportunity for an owner occupier / part occupation / investment



The property comprises a three storey building which has been used as office / storage space with a connecting workshop. The site is on a sloping site. The building was constructed in the mid 20th century.

To the ground floor / 1st floor level, is partially refurbished and as two office areas. There access to the rear yard. The 1st floor / 2nd floor is open plan.

Externally there is a small yard. This has an entrance (personnel door and a roller shutter door from Sussex Street).

The property is situated on Effingham Road, close to its junction with Sussex Street, approximately 1 mile to the east of Sheffield city centre.

The location benefits from good road communications, with Attercliffe Road close by and the Sheffield Parkway (A57) providing a direct dual-carriageway link to Junction 33 of the M1 motorway. Junction 34 at Meadowhall is also within approximately 4 miles. Sheffield railway station and the city centre are within easy reach.

The accommodation comprises the following areas:

Rateable Value

We are informed the property has a rateable value of £11,000 and is listed under the address 'Mba Engineering 66, Effingham Road, Sheffield, S4 7YS.' We would encourage interested parties to verify the rates details.

We understand the property has been used as a workshop / light industrial premises (B2/B8 Use) with offices and benefits from an established use. The property may have potential for redevelopment or alternative uses and we would encourage interested parties to seek professional advice.

The property is held on two long leasehold titles (SYK95112 and SYK95113), owned by two associated companies. They are to be sold together by way of two separate, inter-conditional contracts. The titles derive from historic ground leases granted by Sheffield City Council (formerly Sheffield Corporation) and the Norfolk Estate, for terms of 195–200 years from 1942–1955. The majority expires in 2149 (c.123 years unexpired), at nominal ground rents.

The sale includes the whole of the land remaining in title SYK95113. This includes the landlord's interest in adjoining plots let on long leases. The property is sold subject to and with the benefit of existing third-party rights, including rights granted to neighbouring owners and an underlease dating from 1951. Copies of the title documents are available on request.

£175,000. VAT status TBC.

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

Upon Enquiry

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

