



Commercial Premises comprising of four covered storage, with office building & large secure yard.

42-45 Wilson Street, Shalesmoor, Sheffield, S3 8DD.



Location

The subject property is situated in Neepsend, to the north of Sheffield City Centre. The site can be accessed via the A61 Shalesmoor when travelling from the east & picking up Mowbray Street and on to the B6074 Burton Road. Wilson Street and the subject site can then be found off Harvest Lane either via Platt Street. The immediate vicinity is one of generally local light industrial units.



Description

The subject site comprises of a very unique commercial development which provides four main arches, three of which are open-fronted and one of which is enclosed. There is a single-storey office building to the rear of the site which offers basic office accommodation, toilet facilities and a small kitchenette. The site benefits from an excellent large yard which is secured with steel palisade fencing and gates. The site offers suitability for a wide range of commercial uses, some of which may be subject to obtaining the necessary planning consent. Some uses are strictly prohibited for insurance purposes given the railway line above the arches, including the motor trade and all uses which use any flammable materials.

Accommodation

Approximate net internal floor area:

Ground Floor	ft ²	m ²
Offices & kitchenette	224	20.81
Workshop	447	41.53
Total	671	62.34





☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand that with effect from the 1st April 2023 the property will have a rateable value of £15,250, and is listed as “Workshop & Premises.” Please note this figure does not constitute the business rates payable.

💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering any legal or financial commitment.

💧 Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

📄 Energy Performance

Certificate

The property has a compliant EPC rating of 92 (Band D). A copy of the EPC is available online or on request.

💡 Terms

The property is available by way of a new Lease at a rental of £14,000 per annum.



01709 721706

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Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS
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