



Unique Investment Opportunity

9,180 Sq Ft (852.82 Sq M)

- Busy Business Centre with strong occupier demand
- Additional secured income generated from renewables contract with government
- Current passing rental of £117,128pa

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Location

Century House is situated in the southeast of Sheffield and is served by Junctions 30 and 31 of the M1 Motorway, the A57 and Mosborough Parkway. A bus station and two Sheffield Supertram stops facilitate access to the Centre, linking it directly with Sheffield City Centre. It is also easily accessed from the surrounding townships of Beighton, Hackenthorpe, Owlthorpe, Sothall, Waterthorpe and Westfield.

Description

Century House is a well let business centre fronting Station Road, Halfway. The building is split into various different separate offices each having the benefit of good natural light with central heating and perimeter trunking. The building underwent a full building refurbishment programme in 2007 that included works to the roof and infrastructure.

The property benefits from a variety of tenants and is a well run busy business centre with a large amount of on-site parking with good access to the major road networks. The building has 37 car parking spaces. The Site also benefits from a stand alone retail unit in the grounds of 640sq ft.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground floor	5,030	467.29
First floor	4,150	385.54
TOTAL	9,180 SQ FT	852.82 SQ M

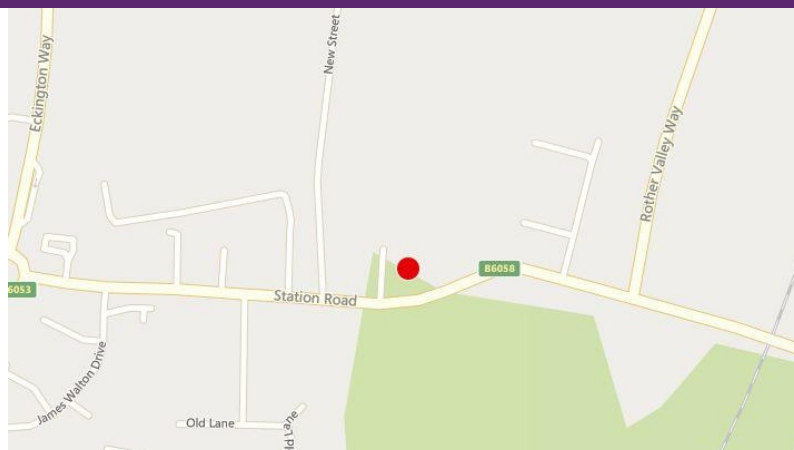
Terms

This property is available to purchase as an investment opportunity, with the benefit of the current Tenancies and rental income. The main property is let out on flexible business tenancies to a variety of occupiers, and has a current passing net income of £90,666 per annum, after allowing for running costs. In addition to the rental income from the Tenants within Century House, there is the benefit of additional rental income of approx £10,000 per annum from the renewables energy contract.

Therefore the current passing net income for the whole investment opportunity equates to £100,750pa. This unique investment opportunity is available at a purchase price of £1,100,000, equating to a NIY of approx. 8.5%.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information please contact the sole agents CPP
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