



## Investment/Owner Occupier Opportunity

12,156 Sq Ft (1,129.29 Sq M)

- Well Located Opportunity in the Heart of the Lower Don Valley
- Asset Management Opportunities
- Cranes and Large Power capability on Site

# Investment/Owner Occupier Opportunity

## 12,156 Sq Ft (1,129.29 Sq M)

### Location

Lyons Street is in the heart of the Lower Don Valley area of Sheffield. It is well located and a short distance from both Sheffield Centre and Junction 34 of the M1 Motorway. The location is established with a number of industrial occupiers located close to the property.

### Description

The subject property offers a unique opportunity to acquire a well located Industrial/Warehouse facility and associate income.

The subject property is ideally located fronting Lyons Street in Sheffield in the heart of the Lower Don Valley. Until very recently the unit was occupied by Yorkshire Fabrications and provides a quality unit with the opportunity for either an owner occupier or investor to acquire the premises and either run their business or continue with the ongoing tenancies and find a tenant for the largest section (Building 1 & Building 2, previously Yorkshire Fabs), which is now vacant.

The site has dedicated access off Lyons Street and provides access to the property via a loading door. The complex is split into different sections

### Accommodation

| DESCRIPTION | SQ FT        | SQ M          |
|-------------|--------------|---------------|
| Building 2  | 1,487        | 138.14        |
| Building 1  | 8,029        | 745.89        |
| Building 4  | 1,462        | 135.82        |
| Building 3  | 1,178        | 109.44        |
| TOTAL       | 12,156 SQ FT | 1,129.29 SQ M |

### Terms

Current rent for the two tenants holding over on site equates to £15,280 pa.

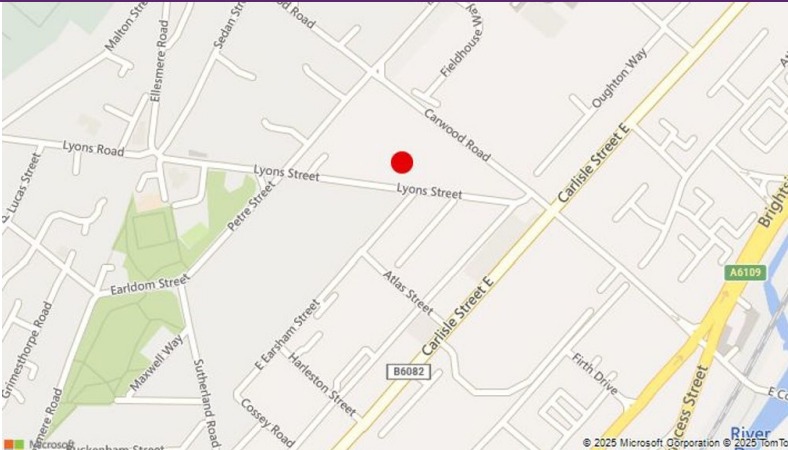
The income potential for the total site is £92,500 upon sourcing a new tenant for the vacant space and regularising the existing tenant profile on site. This allows for an asset management opportunity for a new investor or owner occupier.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### 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.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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