



COMMERCIAL PROPERTY PARTNERS

To Let
396 Attercliffe Road
Sheffield
S9 3QN



The boundary line is approximate and shown for illustrative purposes only

TO LET - Trade Counter / Industrial Unit 4,426 Sq Ft (411.18 Sq M)

- Prominent Location
- Secure Yard / Off Road Parking
- Dedicated Trade Counter and Warehouse areas

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4,426 Sq Ft (411.18 Sq M)

Location

Situated on Attercliffe Road (A6178), this trade counter / industrial unit benefits from a prominent road-side position within Attercliffe, an established industrial area of Sheffield. The property offers excellent accessibility, with good road links to the city centre, the Sheffield Parkway, and Junction 34 of the M1 motorway. The surrounding area is home to a mix of trade occupiers and light industrial units.

Description

The unit comprises a detached, self-contained steel portal frame warehouse with brick/block profile clad elevations beneath a pitched roof. To the front, there is a brick-built trade counter / office & reception area, providing a clear, dedicated, customer-facing entrance.

Access to the warehouse is via a full-height roller shutter door, while the trade counter is served by a dedicated pedestrian entrance. Externally, the unit provides a dedicated and secure hardstanding yard, suitable for loading and customer parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	4,426	411.18
TOTAL	4,426 SQ FT	411.18 SQ M

Terms

To let by way of an assignment of the current lease expiring on 26/01/2030 with a current passing rent of £39,750 + VAT per annum.

New lease terms are available by separate negotiation.

VAT

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

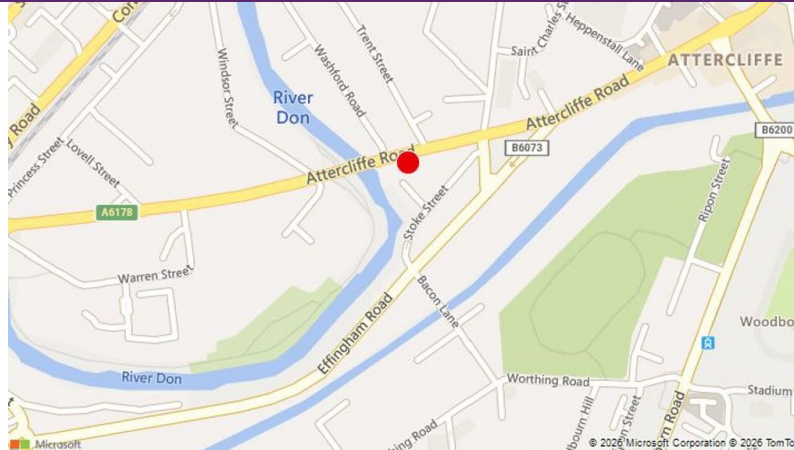
Rateable Value

The VOA have the Rateable Value as £27,000.

Using the standard UBR of 0.48, this equates to £12,960 per annum payable.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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