



The boundary line is approximate and shown for illustrative purposes only

TO LET - Trade Counter / Industrial Unit 5,558 Sq Ft (516.34 Sq M)

- Strong Prominence located on Sheffield Inner Ring Road.
- Large Secure Yard / Off Road Parking
- Dedicated Trade Counter and Storage areas

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Location

The property is situated on St Mary's Road which forms part of Sheffield's inner ring road offering strong prominence with high passing traffic. St Mary's Road provides good connectivity, linking to the Sheffield Parkway and providing convenient access to the wider Sheffield road network and Junction 34 of the M1 motorway. Sheffield city centre and the railway station are within close proximity, ensuring good accessibility for both staff and customers. The surrounding area benefits from a mix of industrial, commercial, and residential uses.

Description

The property comprises a prominent trade counter unit fronting St Mary's, providing excellent visibility and accessibility. Internally, the accommodation includes a ground floor trade counter area with ancillary office and storage space arranged over two floors.

Externally, the unit benefits from a substantial yard extending to approximately 0.25 acres, suitable for storage, loading, and parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit	5,558	516.34
TOTAL	5,558 SQ FT	516.34 SQ M

Terms

To let by way of an assignment of the current lease expiring on 30/06/2030 with a current passing rent of £28,000 per annum.

New lease terms are available by separate negotiation.

VAT

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

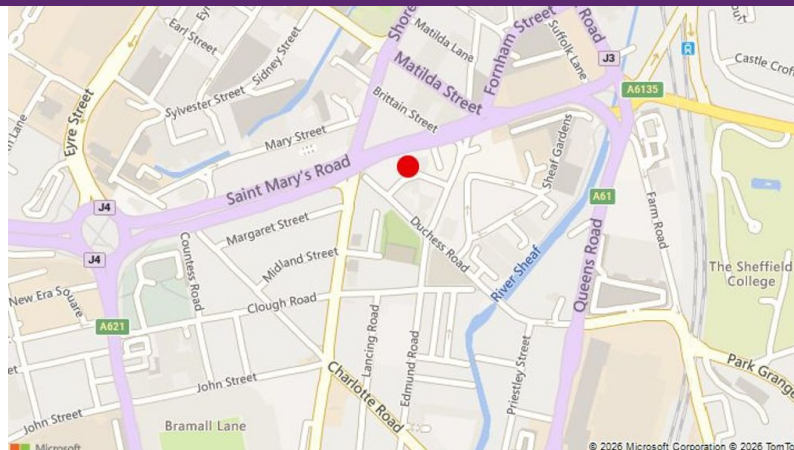
Rateable Value

The VOA have the Rateable Value as £27,250.

Using the standard UBR of 0.48, £13,080 per annum is 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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