

Investment For Sale

Unit 1 Carrera Court
Church Lane
Sheffield, S25 2RG



High Quality Hybrid Unit Size 3,531 sq ft

- Prominent Modern Hybrid Business Unit
- 9 Dedicated Car Parking Spaces
- Existing Lease Until 2027

High Quality Hybrid Investment For Sale

Size 3,531 sq ft

Location

The property is situated within a development known as Carrera Court, being a modern development of Hybrid Business Units located at the junction of Church Lane and Monksbridge Road (B6463) in Dinnington, Rotherham.

The location provides access to the A57 a short distance away and beyond to the improved Junction 31 of the M1 Motorway.

The unit provides prominence in a popular and established trade/business location.

Description

The property comprises a detached two storey Hybrid B1 Business Unit of steel portal frame construction having a mix of ground floor workshop and offices with first floor offices above.

Internally the property benefits from electrically operated roller shutter door to the ground floor workshop, separate WC facilities and staircase to first floor offices.

The first floor accommodation provides open plan office with board room, two private modular offices and within the central core is a kitchenette.

Accommodation

From the measurements provided we understand that the property benefits from the following gross internal area:

Description	Sq ft	Sq m
Ground Floor	1,771	164.6
First Floor	1,760	163.4
TOTAL	3,531	328

Lease

The property is let on a 10 year lease dated 11th July 2017.

Tenant - TAN DELTA SYSTEMS LIMITED.

The current rent passing is £30,000.

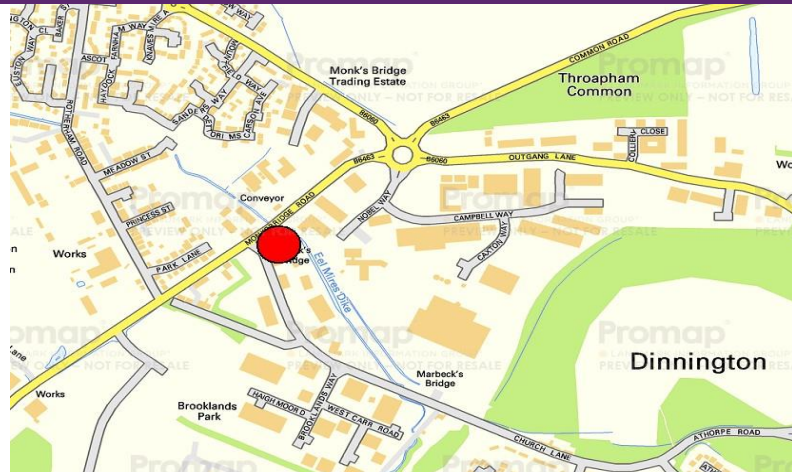
EPC Rating

The property has a rating of C (65).

Proposal

We are seeking offers in excess of **£375,000 reflecting a NIY of 7.72% assuming purchasers costs of 4.00%.**

This reflects a low capital value of £106 psf.



TOGC/VAT

The sale will be treated as a TOGC.

All figures quoted are subject to VAT at the prevailing rate where applicable. Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Further Information

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Date of Particulars

May 2021

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