



Trade Counter Opportunity 5,915 Sq Ft (549.5 Sq M)

- Prominent Site Close to Sheffield
- Fantastic Links to Meadowhall & J34 M1.
- Major Refurbishment Completion in March 2024

Trade Counter Opportunity

5,915 Sq Ft (549.5 Sq M)

Location

Newhall Road occupies an excellent location just 1.9 miles from Junction 34 of the M1 and 2 miles from Sheffield City Centre. The property sits in close proximity to a number of the city's prime leisure offerings, being close to the English Institute of Sport Sheffield, Sheffield Olympic Legacy Park & Entertainment. The Meadowhall Shopping Centre lies just 1.5 miles to the North-East. Surrounding occupiers within the immediate vicinity include Hermes, Abtech and Grip-Bar.

Description

The property comprises a refurbished industrial/trade counter units fronting Newhall Road in a prime position. The adjoining unit has also been refurbished and is to be occupied with a national vehicle parts retailer.

The unit will provide a dedicated yard and parking area along with the main road prominence along Newhall Road.

Accommodation

DESCRIPTION	SQ FT	SQ M
Trade/Warehouse	5,915	549.5
TOTAL	5,915 SQ FT	549.5 SQ M

Terms

FRI Terms Quoting £59,150 pa on terms to be agreed.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpppartners.co.uk
Mr Max Pickering MRICS
T: 0114 2738857
M: 07835 059363
E: max@cpppartners.co.uk

March 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.