



Prominent Investment For Sale

10,055 Sq Ft (934.11 Sq M)

- Single let office investment
- Annual income of £128,201.25 per annum
- Very extensive car parking ratio
- Excellent close by staff amenities and transport links
- Newly installed air conditioning throughout

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Location

The premises are prominently situated on Carbrook Hall Road which is accessed immediately off Attercliffe Common (A6178), the main arterial route from Sheffield City Centre to Junction 34 of the M1 motorway. The property is opposite Meadowhall Retail Park and close to Meadowhall Shopping Centre and Valley Centertainment, all of which provide an excellent range of staff amenities.

Description

The property comprises 2x Semi-detached offices with accommodation over ground and first floor, each with their own entrance and stair/lift core.

The property is let to a single occupier who has created internal access between the units allowing occupation of the whole as a single demise.

The current Tenant is undertaking refurbishment works to the property, however, the office currently benefits from the following specification:

LG7 compliant lighting
Air conditioning (recently upgraded throughout)
2x Eight person passenger lift
60 parking spaces (ratio of 1 space per 167 sq ft)
Kitchen facility on each floor
DDA compliant access

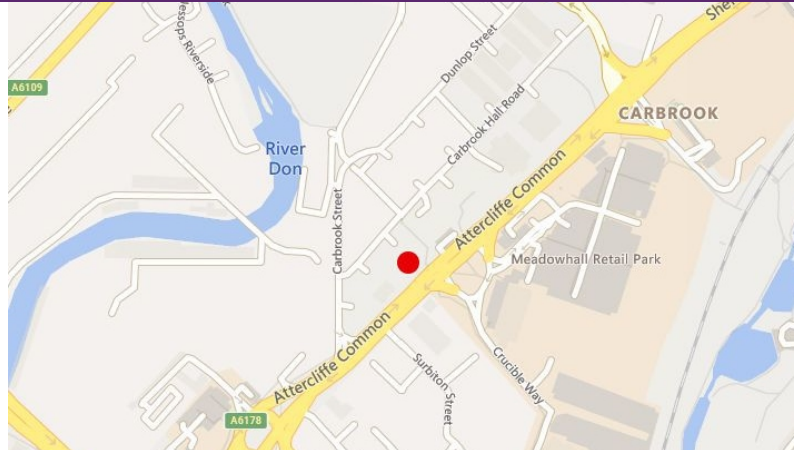
Accommodation

The property is currently let as a whole on a single occupation Tenancy to Steel City Interactive Limited, on a lease expiring 22/09/2027 incorporating a Tenant only break option on 22/09/2025, paying an annual rent of £128,201.25pa.

The property has a WAULT of 3.8 years until expiry and 1.8 years until the first break option (at date of going to market).

Terms

The property investment is available at a quoting purchase price of £1,150,000 reflecting a NIY of 10.53%.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information please contact the sole agents CPP

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