



## 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 EVRI, 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
<b>TOTAL</b>	<b>5,915 SQ FT</b>	<b>549.5 SQ M</b>

### Terms

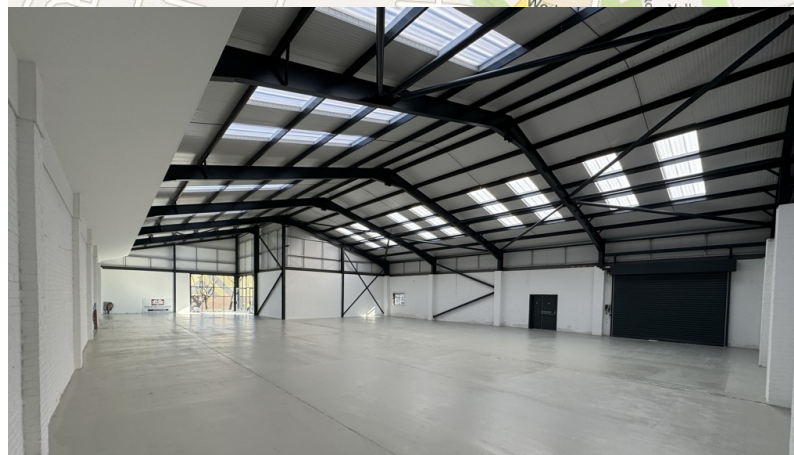
FRI Terms Quoting £59,150 pa on terms to be agreed.

### 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  
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