



**Land & Buildings To The North East Side Of, Hole House Lane,
Sheffield**

Sheffield

Guide Price
£225,000



Land & Buildings To The North East Side Of, Hole House Lane

, Sheffield

OF INTEREST TO INVESTORS - FOUR COMMERCIAL
UNITS WITH A RENTAL INCOME OF £21,300 PER
ANNUM We are pleased to offer for sale by
Modern Method of Auct...

Tenure: Freehold

- FOUR COMMERCIAL UNITS
- INTEREST TO INVESTORS
- RENTAL INCOME OF £21,300 PER ANNUM
- FULLY LET ON NEW LEASES





LOCATION

The units are located at the end of a cul-de-sac off Hole House Lane close to the centre of Stocksbridge.

PROPERTY

The four units are single storey of brick and block construction with flat roofs. Each unit has its own electronic security roller shutter door and electric meters. Unit 1 – Currently used as a Body Repair workshop, this is the largest unit with good size workshop area, spray booth and small workshop to the rear. There is a second roller shutter door to the rear which gives access to a small rear yard. Unit 2 – This is a good size unit with two large areas and is used by the current Tenant for storage. Unit 3 – Garage style unit with open plan area used as workshop and storage. Unit 4 – Garage style unit with open plan area used as workshop and storage. All units have power and lighting. There is a shared W.C to the rear of the units.

ACCOMODATION

UNIT SQ FT SQ M 1 885 82.02 2 1,030 95.41 3 590 54.93 4 545 50.80 TOTAL 3,050 283.16

TENANCY

The units are held on Law Society leases, further details can be obtained upon request. VAT is not charged on the rent. Tenants are responsible for paying any Business Rates and own utility costs. UNIT EXPIRY RENT PCM 1 June 2026 £675 2 June 2024 £500 3 June 2024 £150 4 August 2026 £450

WATER

Please note Units 1 & 2 have own water supply but Units 3 & 4 do not have a supply within the units.

VAT

VAT is not applicable on the purchase price.

VIEWING

For further information or an appointment to view please contact Gina Powell

gina.powell@simonblyth.co.uk or Rebecca Blyth

01224 231223

VIEWING

For further information or an appointment to view please contact Gina Powell gina.powell@simonblyth.co.uk or Rebecca Blyth Rebecca.blyth@simonblyth.co.uk on 01924 361631.

SUBJECT TO CONTRACT

ADDITIONAL INFORMATION

EPC rating – N/A Property tenure – Freehold Local authority – Sheffield City Council







Simon Blyth Estate Agents

01924 361631

commercial@simonblyth.co.uk

www.simonblyth.co.uk

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000