

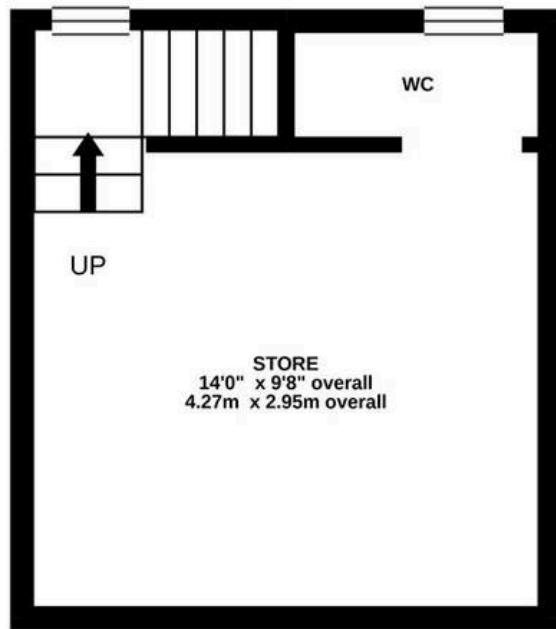


Manchester Road, Stocksbridge

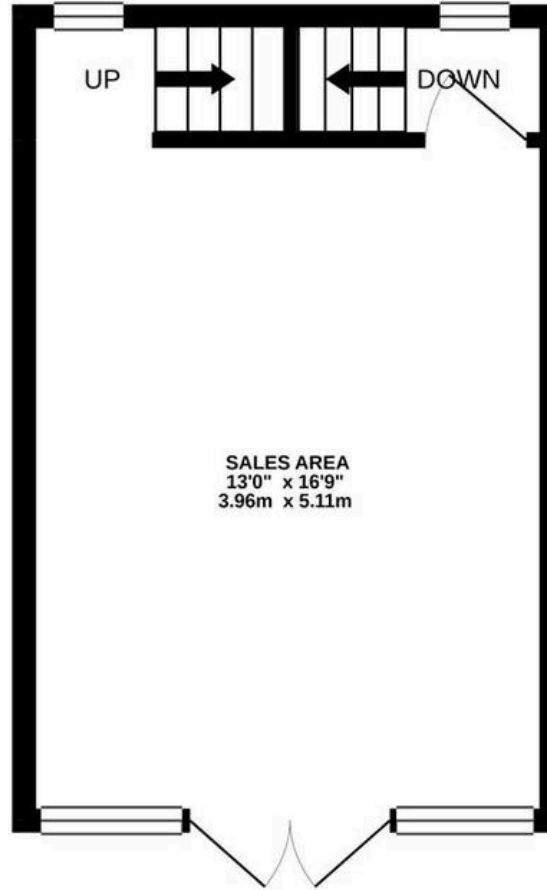
Sheffield, S36

Offers in Region of £100,000

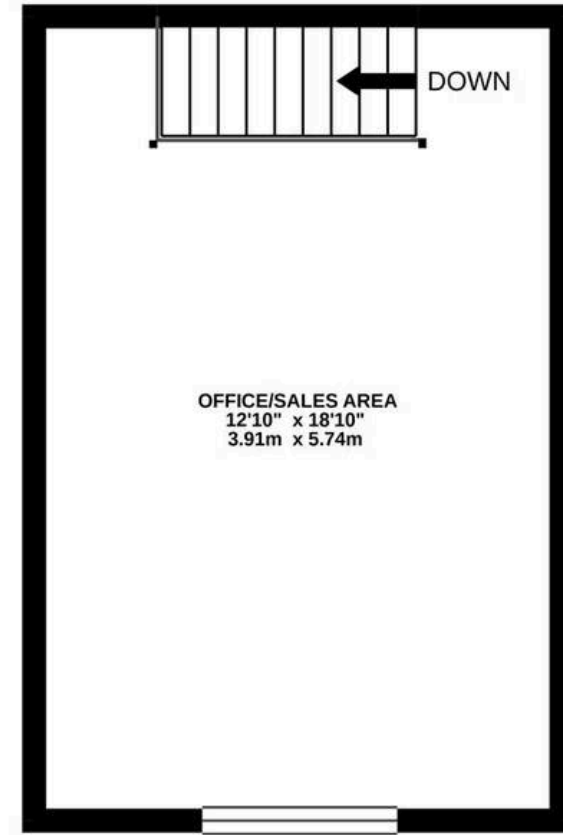
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Manchester Road

Stocksbridge, Sheffield

A SUPERBLY LOCATED ON THE MAIN THROUGHFAIR THROUGH THIS BUSTLING TOWNSHIP A THREE STOREY SALES/OFFICE BUILDING WITH BROAD GLAZED FRONTAGE, FABULOUS FIRST FLOOR OFFICE SPACE/SALES SPACE AND USEFUL BASEMENT STORE WITH KITCHEN AREA AND WC. FOR THOSE WHO SEEK TO OWN THEIR OWN BUSINESS PREMISES THIS IS AN IDEAL OPPORTUNITY TO BE LOCATED IN A BUSY LOCATION WITH OTHER FACILITIES VERY CLOSE AT HAND. WITHIN EASY REACH OF THE M1 MOTORWAY AND BEING CLOSE TO THE MANCHESTER SHEFFIELD LINK ROAD THIS IS AN OPPORTUNITY FOR A LOCAL BUSINESS OR INDEED A REGIONAL BUSINESS.

Tenure: Freehold



## LOCATION

The property is situated in the centre of Stocksbridge fronting Manchester Road, approximately 5.8 miles from the M1 and approximately 10.4 miles of Sheffield City Centre.

## PROPERTY

This imposing three storey well-built commercial building has broad glazed frontage with twin glazed doors that gives access through to the main sales/reception area. This which is decorated to a high standard has spotlighting and chandelier points, attractive flooring, a temporary changing/private room, and a staircase leads down to the lower ground floor basement level. Here this level provides a good degree of storage it has two windows in total giving an outlook to the rear, stainless steel sink unit with stainless steel working surface and mixer tap over, plumbing for automatic washing machine, doorway opening gives access through to the WC. Staircase rises from the main sales shop area to the top floor/first floor sale area/shop area. This once again is decorated to a very high standard it has windows to both the front and rear, ceiling light points and offers a great deal of versatility.

## PROPERTY

Outside the building fronts a particularly broad pavement previous owners have used some off his space for display space and it is a short distance away from the zebra crossing and is in the heart of the other busy shopping premises on this bustling street. Should be noted the property have UPVC double glazing and external lighting. There is also gas fired central heating.





#### **RATEABLE VALUE**

The property has a rateable value of £3,400. Interested parties are advised to make their own enquiries with the Local Authority.

#### **LEGAL FEES**

Each party is responsible for their own legal fees incurred in the transaction.

#### **VAT**

VAT is not applicable on the purchase price.



## **ADDITIONAL INFORMATION**

EPC rating – TBC

Property tenure – Freehold

Local authority - Sheffield City Council

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurement if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 17/09/2024.

**PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

0114 3216590 ext 3

[commercial@simonblyth.co.uk](mailto:commercial@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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