

LIGHT INDUSTRIAL WORKSHOP

FOR SALE



**ITSA Goal, Meadowsweet Close, Off Ferrars Road, Tinsley, Sheffield
S9 1RZ**

Eddisons

ITSA GOAL, MEADOWSWEET CLOSE

OFF FERRARS ROAD, TINSLEY, SHEFFIELD, S9 1RZ



Agreement

For Sale



Detail

Light Industrial Workshop



Price

£400,000



Size

255.0 sq m (2,745 sq ft)



Location

Sheffield, S9 1RZ



Property ID

751.1228356

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property comprises a detached workshop with adjacent expansion land. The workshop is of concrete portal frame construction, with brick elevations and profiled metal sheeting and corrugated asbestos above and to the roof covering which incorporates acrylic roof lights. There is an extensive yard area to the front elevation whilst former sports pavillions provide space for potential further development.

Externally a surfaced yard and car park area provide ample open space with 0.3 acre expansion land to the side.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Workshop and Warehouse	255.0	2,745
Total GIA	255.0	2,745

Energy Performance Certificate

Available from the agents upon request.

Services

We understand that mains water, three phase electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Warehouse and Premises
Rateable Value: £19,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale Freehold**.

Price

£400,000

VAT

We understand that VAT is not to be charged on the purchase price. Interested parties are recommended to take their own professional advice.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated to the eastern side of Ferrars Road in the Sheffield suburb of Tinsley.

This is an established and popular industrial location immediately to the east of Junction 34 of the M1 Motorway.





