

0114 2449121

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Eddisons

FOR SALE – FREEHOLD DEVELOPMENT OPPORTUNITY



517-519 MANCHESTER ROAD, STOCKSBRIDGE, SHEFFIELD S36 1DH

**Price: £750,000**

**Size: 0.33 acres (0.13 hectares)**

- Large private car park to rear
- Maybe suitable for a range of uses (subject to consent)
- Positive pre-app for 24 residential units and three commercial units
- Located in the heart of Stocksbridge Town Centre
- Close to Stocksbridge Town Funds Scheme
- Retail showroom building

## LOCATION

The property is located in the centre of Stocksbridge Town Centre fronting the B608 (Manchester Road) which provides direct access to the A616 which in turn leads to the M1 to the east.

## DESCRIPTION

The site currently comprises a part single storey part two storey retail showroom with rear car park. The car park is accessed via Hope Street and Button Row.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

The site extends to .33 acres (0.13 hectares) or thereabouts and is currently developed with a retail showroom.

All measurements are approximate prepared on a gross internal area basis.

| Description              | SQ.M          | SQ FT        |
|--------------------------|---------------|--------------|
| Open Plan Sales          | 693           | 7,459        |
| Stock Room 1             | 131.33        | 1,420        |
| Stock Room 2 and Loading | 102.76        | 1,106        |
| <b>Total</b>             | <b>927.69</b> | <b>9,986</b> |

## PRICE

£750,000 exclusive of VAT if applicable

## PLANNING

There is a positive pre-app response from Sheffield City Council for the development of a four storey block comprising of three commercial units and 24 residential units.

A copy of the pre-app application and the Local Authority's response is available on request.

Sketches of the proposed scheme are attached.

## VAT

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £31,000 (this includes the car park).

## TENURE

Freehold

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

A copy of the EPC is available from the agent.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Adrian Lunn  
Adrian.Lunn@eddisons.com  
(0114) 2449121

Ref:

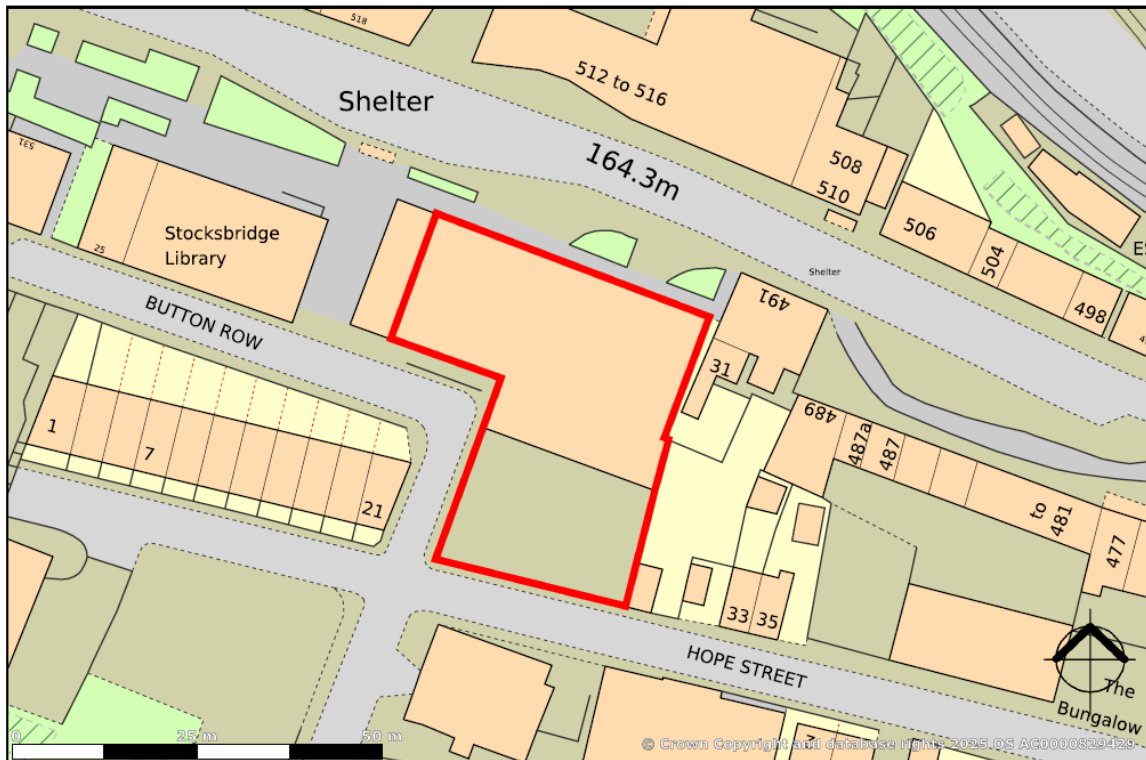
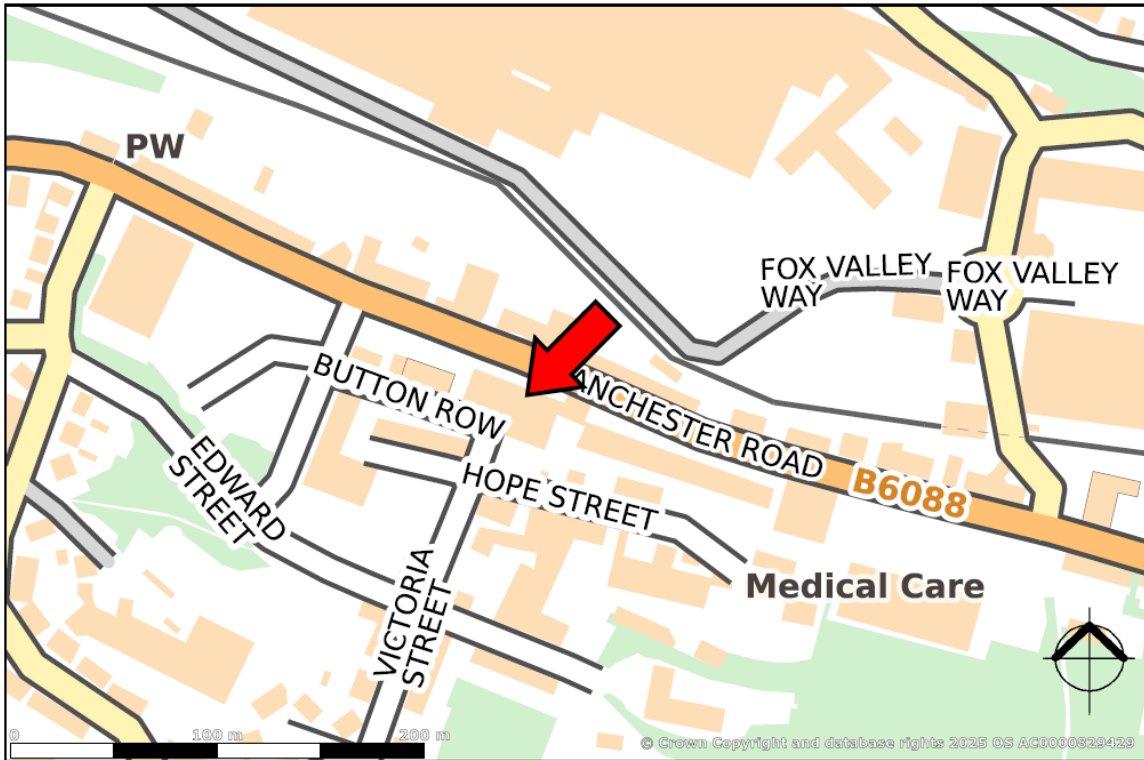
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

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**Eddisons**

Incorporating Fernie Greaves



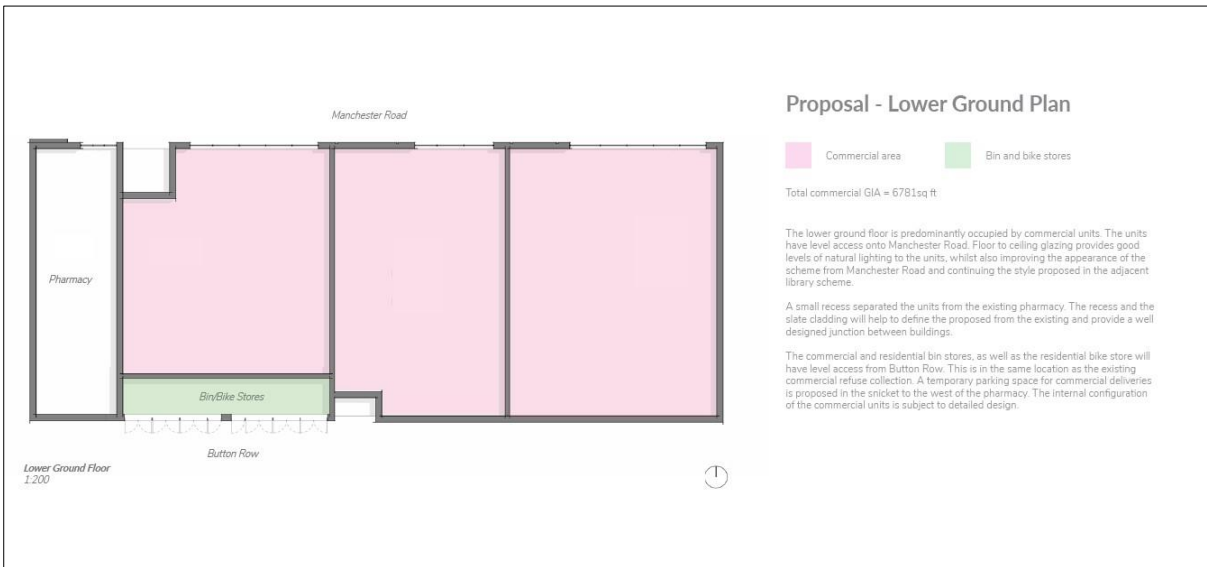
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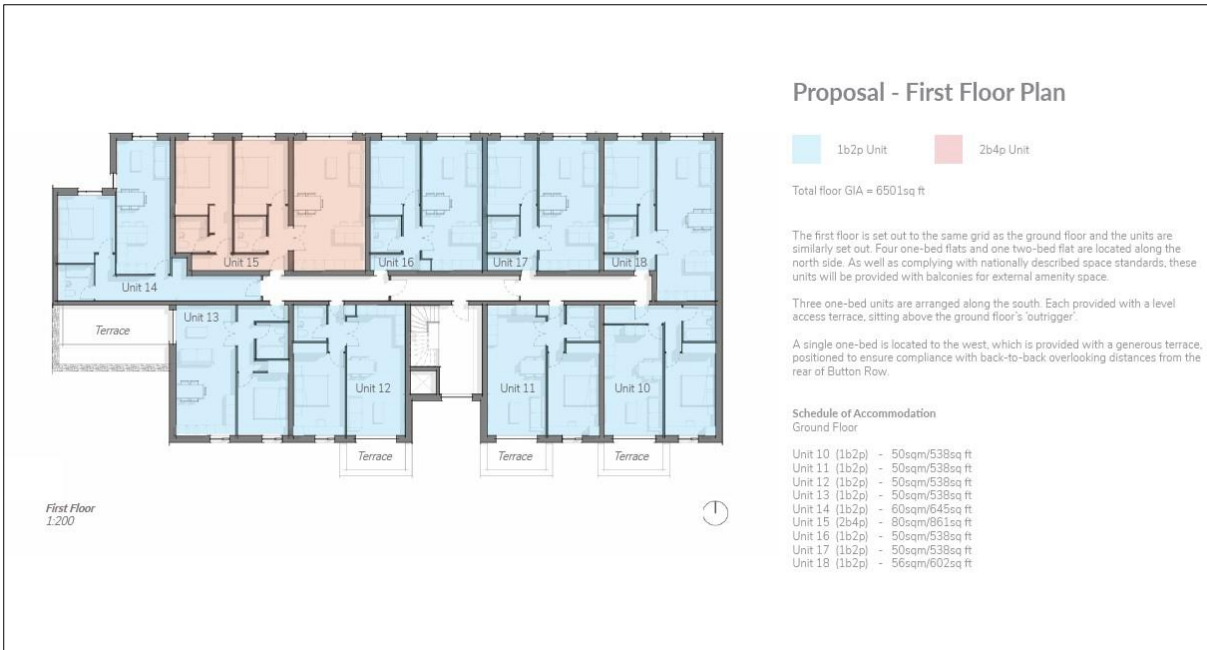
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