



Kayedee Premises, Stamford Street, Newhall Road Trading Estate
Sheffield, S9 2TX

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Newhall Road Trading Estate, Sheffield, S9 2TX



Agreement

For Sale



Detail

Tenanted Commercial
Premises



Price

£500,000



Size

1,996.4 sq m (21,489 sq
ft)



Location

Sheffield, S9 2TX



Property ID

751.1241660

For Viewing & All Other Enquiries Please Contact:

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Property

The property comprises a tenanted concrete framed light industrial workshop unit with ancillary offices, reception and staff areas. Externally the property has a hard surfaced tarmacadam yard currently with parking for 20 vehicles and the site extends to 0.98 acres or thereabouts.

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
Kayedee Occupation		
Concrete Framed Workshop and Offices	1,341	14,436
Blend Occupation		
Higher Eaves Concrete Framed Workshop	655.3	7,053
Total GIA	1,996.4	21,489

Services

We understand that mains water, gas, 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.

Energy Performance Certificate

Rating: E(108)

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: Factory and Premises
Rateable value: £69,000
Period: 1 April 2026

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

We understand the tenure to comprise of a Long Leasehold Interest.

We understand the Long Leasehold Interest to be for a term of 99 years from 20 October 1975 at a non-reviewable ground rent of £25 per annum.

Tenancies

We understand the whole property to be occupied by Kayedee Printing under the terms of a 10 year FRI lease from 28 September 2023 at a current rent of £75,000 per annum exclusive. The higher eaves concrete framed workshop part is sublet to Blend at a current rent of £34,520 per annum exclusive.

Price

Asking Price – £500,000

VAT

VAT may be charged in addition to the asking price at the prevailing rate.

Legal Costs

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

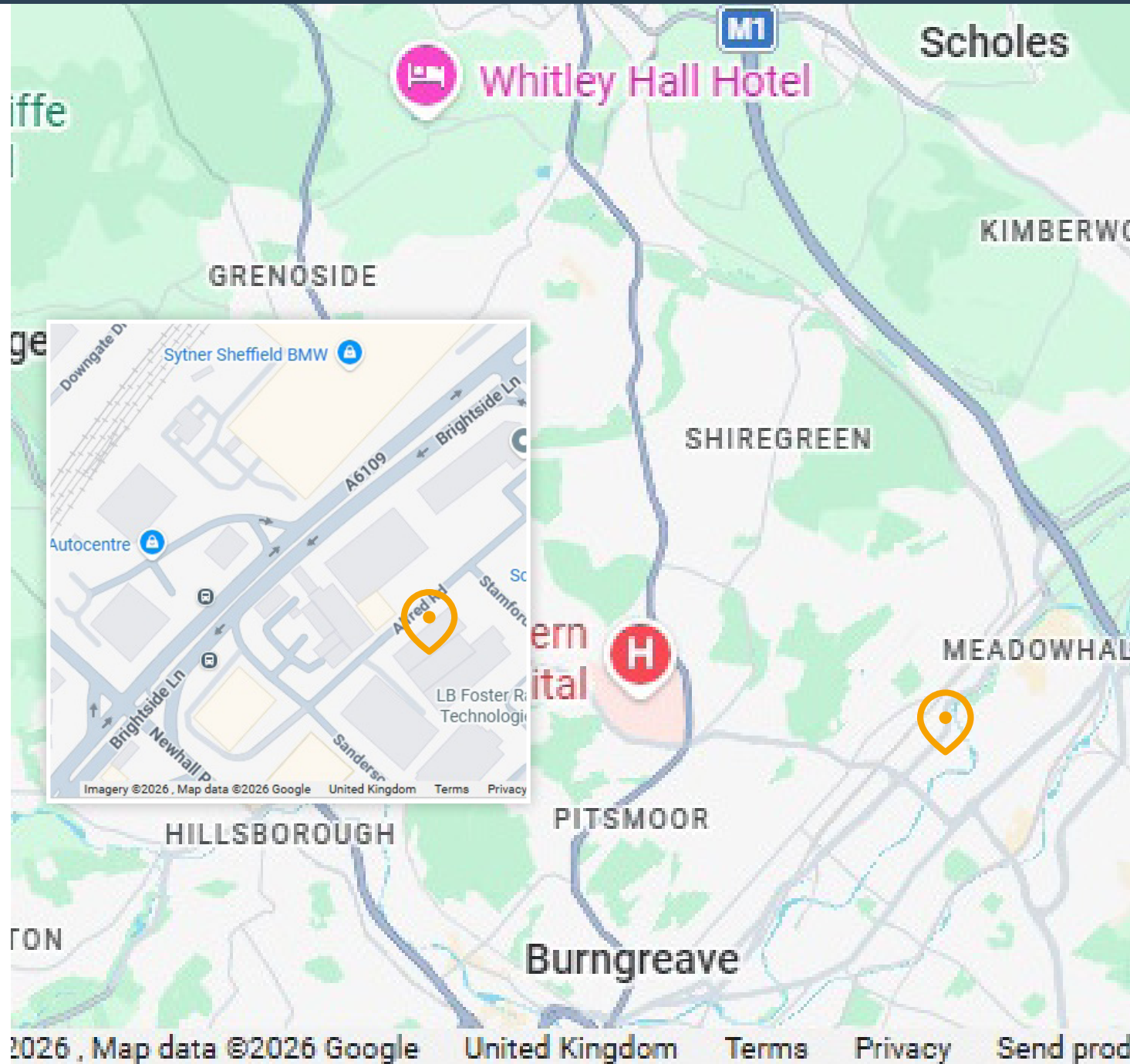
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

The property is located on Stamford Sreet, just off Newhall Road, in the heart of Sheffield's Lower Don Valley.

Sheffield City Centre is approximately 2 miles to the south west and Junction 34 of the M1 Motorway is 2 miles to the north east.





Google Maps





