



Secure Contractors Yard, Jubilee House,  
Clay Wheels Lane, Wadsley Bridge, Sheffield  
S6 1LZ

# SECURE CONTRACTORS YARD

JUBILEE HOUSE, CLAY WHEELS LANE, WADSLEY BRIDGE, SHEFFIELD, S6 1LZ



Agreement

To Let



Detail

Contractors Yard



Rent

£70,000 pax



Size

0.945 acres (0.38 hectares)



Location

Sheffield, S6 1LZ



Property ID

751.1235485

**For Viewing & All Other Enquiries Please Contact:**

**PAUL ODDY**

**BSc (Hons)**

**Director**

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## Property

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Secure concrete surfaced and illuminated yard extending to 0.945 acres or thereabouts with vehicle access direct from Clay Wheels Lane.

## Site Area

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0.945 acres (0.38 hectares)

## Energy Performance Certificate

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The property has no EPC being open storage land.

## Services

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Mains electricity and water are available by way of sub-metering from the adjacent owners of the site.

Interested parties are advised to make their own investigations.

## Town & Country Planning

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The property is identified in the adopted planning policy of the Local authority as being within an area partly identified as a General Industry area with special industries and partly identified as a fringe industry and business area.

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

## Rates

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**Charging Authority:** Sheffield City Council  
**Description:** Land Used for Storage and Premises  
**Rateable Value:** £18,500

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

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The property is available To Let for a term of 3 or 6 years on a full repairing and insuring lease.

## Rent

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**£70,000 per annum exclusive**

## VAT

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To be confirmed.

## Legal Costs

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

## Anti-Money Laundering

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Prospective tenants 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

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The property is located to the north of Sheffield City Centre approximately 5 miles from the M1 Motorway which is easily accessed at Junction 36.

The property occupies an established industrial area approximately 3 miles north of Sheffield City Centre close to the Hillsborough suburb of the City.

The property is accessed off Clay Wheels Lane near to its junction with the A61 Halifax Road.







