

0114 2449121

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Eddisons

**MULTI-TENANTED WORKSHOPS – FOR SALE
(AVAILABLE AS A WHOLE OR MAY SPLIT)**



**UNITS 1-4 AND UNITS A-D, ROTHERHAM CLOSE, KILLAMARSH, SHEFFIELD,
DERBYSHIRE S21 2JU**

Offers Over £1,250,000

Size: 10,068 sq ft (935.32 sq m)

- Two terraces of 8 workshop units each with roller shutter vehicle access doors.
- Modern buildings of steel frame construction.
- Available as a whole or may split.
- Eaves height from 3.25 m.
- Fully occupied by way of verbal agreements at a total rent roll of £89,388 per annum.

LOCATION

The property is situated to the south side of Rotherham Close approximately 100 yards west of its junction with the A618 Rotherham Road in the Sheffield suburb of Killamarsh.

Killamarsh is approximately 7 miles south east of Sheffield City Centre via the A616.



DESCRIPTION

The property comprises two terraces of a total of 8 workshop units of steel portal frame construction, with profiled metal sheet roof covering incorporating acrylic roof lights. There are integral offices to each unit at either ground or mezzanine level.

Externally a large surfaced yard and car park area provide ample shared open space to the front of each terrace.

SERVICES

Mains electricity 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

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Unit 1		
Workshop	51.8	557
Unit 2		
Workshop	78.7	847
Mezzanine Office	10.1	109
Unit 3		
Workshop	237.2	2,553
Mezzanine Office	52.2	561
Mezzanine Canteen	20.3	218
Unit 4		
Workshop	106.7	1,149
Unit A		
Workshop	83.3	897
Unit B		
Workshop	101.0	1,087
Unit C		
Workshop	62.6	674
Unit D		
Workshop	131.6	1,416
Total	935.5	10,068



PRICE

£1,250,000 (available as a whole or may split on a pro rata basis).

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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TENANCIES

We understand that each unit is occupied by way of expired commercial lease agreements at current rents as follows:-

UNIT	RENT PER ANNUM
1	£4,800
2	£7,800
3	£25,992
4	£20,796
A	£7,800
B	£7,800
C	£6,600
D	£7,800

VAT

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

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has rateable values of:-

UNIT	DESCRIPTION	RATEABLE VALUE
1	Workshop	£2,800
2	Workshop	£4,400
3	Workshop	£11,750
4	Workshop	£6,000
A	Workshop	£7,000
B	Workshop	£6,600
C	Workshop	£3,800
D	Workshop	£8,000

TENURE

Freehold

LEGAL COSTS

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

EPC

Available on request.

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: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit eddisons.com

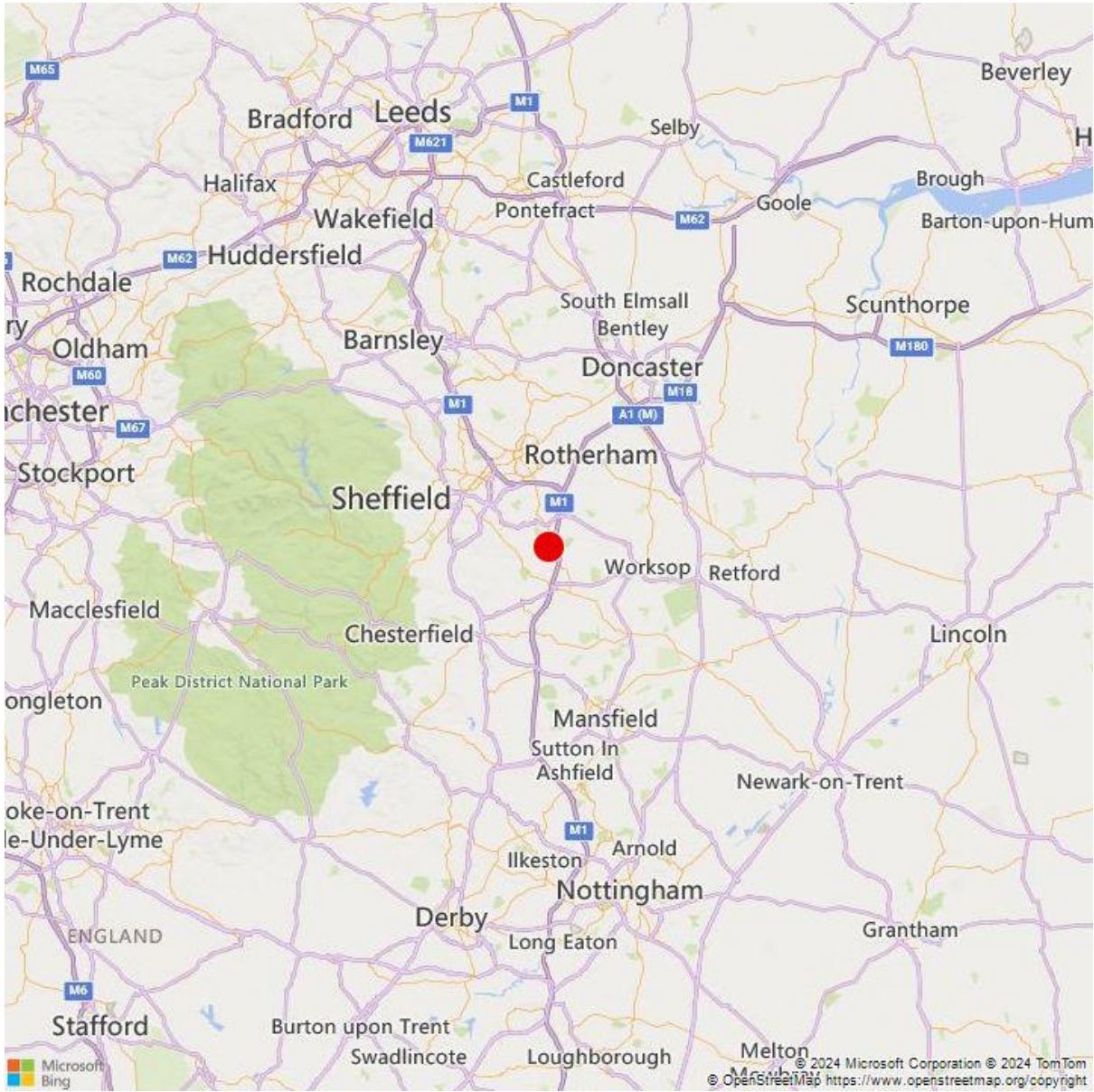
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