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FOR SALE – PART FREEHOLD PART LONG  
LEASEHOLD OPPORTUNITY

Eddisons



18-20 STANLEY STREET, SHEFFIELD, SOUTH YORKSHIRE S3 8HJ

**Guide Price: On Application**

**Size: 8,390 sq ft (779.5 sq m)**

- Site extending to 0.29 acres (0.12 hectares).
- Public highways with frontage to two elevations.
- Suitable for redevelopment, subject to planning and necessary permissions.

## LOCATION

The premises are located adjacent to but without direct access from the A61 Derek Dooley Way in the fast developing Wicker area of Sheffield. The property has public highway frontage to two sides from Stanley Street and Stanley Lane which links to the A61 at Bridgehouses via Nursery Street.



## DESCRIPTION

The property comprises a level site with frontages onto Stanley Street and Stanley Lane. There are currently buildings on the site totalling approximately 779.5 sq m (8,390 sq ft). This accommodation is split into three:- 18 Stanley Street is occupied as two separate workshop/storage areas with shared WC facility and 20 Stanley Street is occupied as a car repair workshop. The property also enjoys good car parking and yard facility to the front.

## SERVICES

Three phase 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

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

	M <sup>2</sup>	SQ FT
18 Stanley Street	556.61	5,991
20 Stanley Street	222.89	2,399
<b>TOTAL</b>	<b>779.5</b>	<b>8,390</b>

## PLANNING

The area is currently zoned as general industry but owing to the positioning of the Inner Ring Road, the area has undergone considerable alteration over the last few years. The City Council has issued guidance documents which envisage comprehensive redevelopment of the area. The new developments in the area comprise office and residential accommodation and the subject is provisionally allocated for residential use in the soon to be adopted revised Sheffield Unitary Development Plan.

## PRICE

On Application.

## VAT

We understand that VAT is not payable on the 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:-

PROPERTY	DESCRIPTION	RATEABLE VALUE
18 Stanley Street	Unit 1 - Workshop and Premises	£12,250
	Unit 2 – Workshop and Premises	£16,250
20 Stanley Street	Warehouse and Premises	£12,250

## TENURE

Part Freehold/Part Long Leasehold (99 years from 29 September 1964)/Part Long Leasehold (900 years from 25 March 1824).

The occupations are currently subject to leases as follows:-

Unit 1, 18 Stanley Street - let to Second Sitting - short term lease £10,000 per annum exclusive.

Unit 2, 18 Stanley Street - let to Jake Henry – a 3 year lease from October 2023 at a rent of £15,000 per annum exclusive.

20 Stanley Street let to Aram Taha - a 6 year lease from 19 January 2024 at a rent of £15,500 per annum exclusive (mutual break clause at 3 years).

All occupations are noted as being outside of the Landlord and Tenant Act 1954.

For more information, visit [eddisons.com](http://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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## LEGAL COSTS

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

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## EPC

The property has Energy Performance Certificate ratings of E(120) and F(128).

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## ANTI-MONEY LAUNDERING

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

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road  
Sheffield  
S61 2DW

Contact: Paul Oddy  
Pau.Oddy@eddisons.com  
(0114) 2449121

Ref: PDO

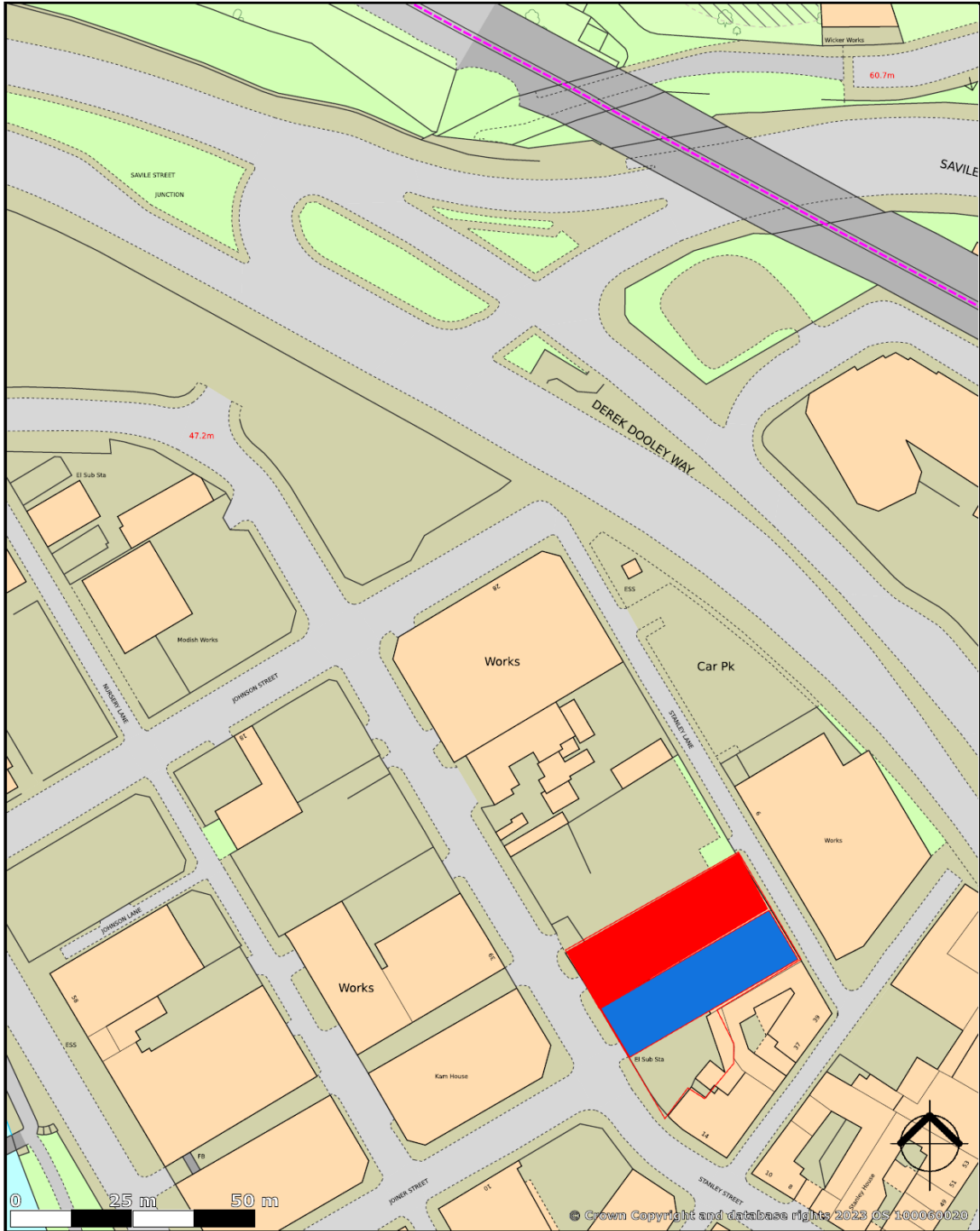
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