

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

90 & 90B Solly Street, Sheffield, S1 4BA



- Warehouse Unit with Adjacent Vehicle Repair Workshop
- 2,352 sq. ft Gross Internal Area plus Mezzanine
- City Centre Location Close to The Inner Ring Road
- Available for Sale on Long Leasehold basis
- Ideal for Owner Occupiers
- Offers Invited in the Region of £195,000

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LOCATION

The property occupies a prominent position close to the Sheffield Inner Ring Road (A61). The property sits on Solly Street, close to Tenter Street and Broad Lane.

The immediate area is mixed use with several retail and leisure offerings just a short distance away from the property.

Kelham Island is close by which is a popular and growing neighbourhood. There are also easy road links to the M1.

DESCRIPTION

The property comprises two adjacent single storey workshops.

90 Solly Street is currently used for storage with eaves height of approximately 4.5 metres with a mezzanine with office and WC.

90b Solly Street is car repairs workshop with a spray booth. It provides workshop space along with an office, kitchen and WC with eaves height of around 2.5 metres.

There is a small yard/parking provisions to the front of the buildings and a small yard to the rear. Both units benefit from electric roller shutters.

ACCOMMODATION (Approx Internal Areas)

90 Solly Street GF	1,324 sq ft	123 sq m
Mezzanine	245 sq ft	22.8 sq m
90B Solly Street GF	1,028 sq ft	95.5 sqm
Total Floor Area	2,597 sq ft	241.3 sq m

Note the Mezzanine could be removed.



ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.

SALE

Offers in region of **£195,000** are invited for the long leasehold interests with vacant possession on completion. VAT will not be payable.

TENURE

The units are held under leasehold title numbers SYK303194 and SYK377964. For for a term of 99 years from 29th September 1961 leaving 37 years unexpired on the leases.

RATING ASSESSMENT

The 2023 rating assessment is:-

Workshop & Premises £11,750

Subject to status, Small Business Rates Relief may apply resulting in 100% relief i.e. Nil charge.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

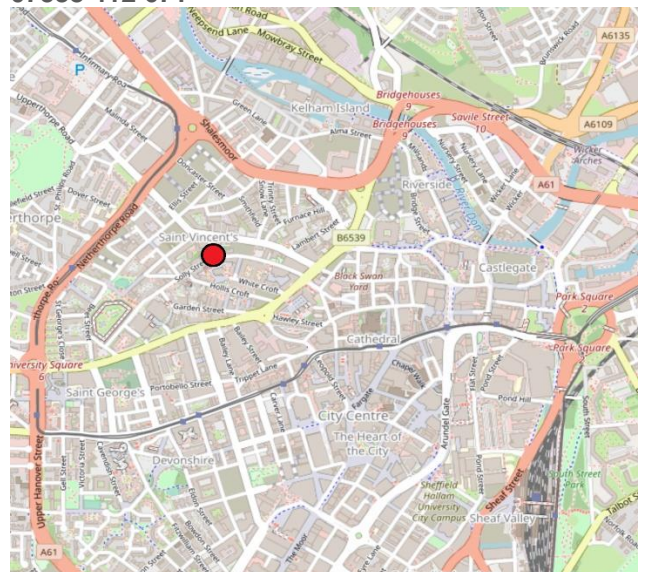
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SUBJECT TO CONTRACT & AVAILABILITY September 2023