

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

16 Hicks Street, Sheffield S3 8BL



- Warehouse Unit with 0.1 Acre Site
- 3,854 sq. ft Gross Internal Area
- Excellent Location Close to The Inner Ring Road
- Available for Sale on Long Leasehold basis
- Ideal for Owner Occupiers
- Offers Invited in the Region of £370,000

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LOCATION

Neepsend, close to Sheffield City Centre, is historically an industrial area, although it is now seen as an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

Hicks Street leads onto Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road which leads to Meadowhall and the M1. The premises offer easy access into Sheffield City Centre approximately 1.5 miles away and to the M1 at Junctions 34, 35 and 36.

DESCRIPTION

The subject site comprises of a 1970's built single storey brick building with ancillary offices on the first floor and a yard to the side. The ground floor provides open plan workshop space, an office and WC's to the rear. There are four electric roller shutters to the front and rear of the premises. The unit does benefit from 3-phase electrics, gas hot air blower heating and suspended lighting.

The first floor accommodates office space, kitchenette and a WC. Externally, there is a parking area fronting Hicks Street along with a separate secure yard space on the corner of Hicks Street and Platt Street.

Opposite the premises, is a 0.1 acre gated piece of land on the corner of Hicks Street and Percy Street. The land is suitable for a variety of uses, subject to planning.

ACCOMMODATION (Approx Internal Areas)

Ground Floor	3,434 sq ft	318.1 sq m
First Floor	430 sq ft	39.9 sq m
Total Floor Area	3,854 sq ft	358.0 sq m

The combined total site area is approximately 0.29 acres.



SALE

Offers in region of **£370,000** are invited for the long leasehold interests with vacant possession on completion. If applicable VAT will be payable at the prevailing rate.

TENURE

The workshop is held under leasehold title number SYK324473 for a term of 99 years from 29th September 1970 leaving 46 years unexpired on the leases. The land opposite is yet to be registered.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 250 G. A full EPC will be available on request.

RATING ASSESSMENT

The 2023 rating assessment is as follows: -

Vehicle Repair Workshop & Premises - £20,250

Land Used for Storage - £4,150

LEGAL COSTS

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

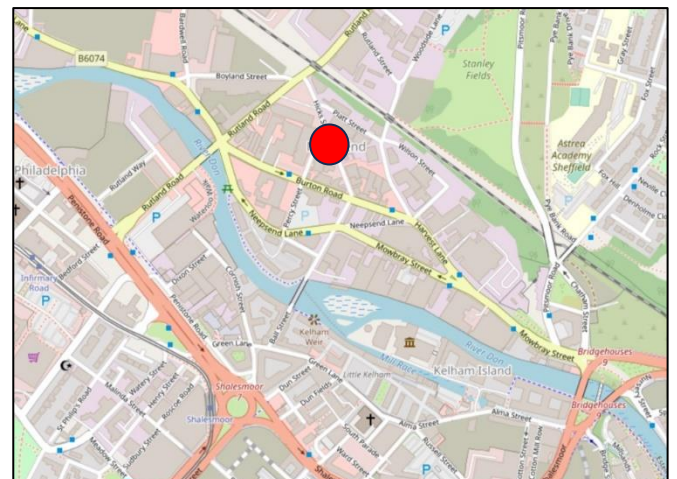
VIEWING ARRANGEMENTS

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 November 2023