

Property Consultants



**T 0114 272 3888**

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

# For Sale

18 Julian Road, Sheffield S9 1FZ



- Industrial Investment For Sale
- Established Industrial Estate Close to Meadowhall & M1
- 2,043 sq ft
- Offers in the Region £260,000
- Reversionary Asset
- Fully Let - Current Total Income £16,000 p.a

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## LOCATION

The property is located on the top of Julian Road on the established Roman Ridge Road Industrial Estate. There are excellent transport links with J34 of the M1 motorway approximately 0.5 miles to the east and Sheffield City Centre is some 3 miles to the south. Other occupiers on the estate include Holden Meats, Taskers UK, SCX and Dynamic.

## DESCRIPTION

The accommodation comprises a recently refurbished pair of industrial units. Number 18, the left-hand side unit, provides a pedestrian entrance to the front with offices and WC's with a workshop area to the rear. Loading to the unit is provided by a full height roller shutter door. There is a self contained yard to the left handside and the unit which wraps around the rear. To the rear is an extension that has been utilised as a store.

There is a parcel of the land to the rear and the unit can be extended. There is also generous on road car parking available.

**ACCOMMODATION** (Approximate Gross internal areas)

<b>18 Julian Road</b>		
Workshop	1,853 sq ft	172.2 sq m
Rear Store	168 sq ft	15.7 sq m
<b>Total</b>	<b>2,043 sq ft</b>	<b>187.9 sq m</b>



## TENANCY

18 Julian Road is let to a private individual by way of a 5 year full repairing and insuring lease from 1st July 2021, with no break options, at a rent of £16,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided.

## PRICE

Offers in the region of **£260,000** are invited for the Freehold interest which would reflect a **net initial yield of 6%**. We understand that VAT will be payable.

## RATING

The 2023 rating assessment are: -

18 Julian Road R V £8,700

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## LEGAL COSTS

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

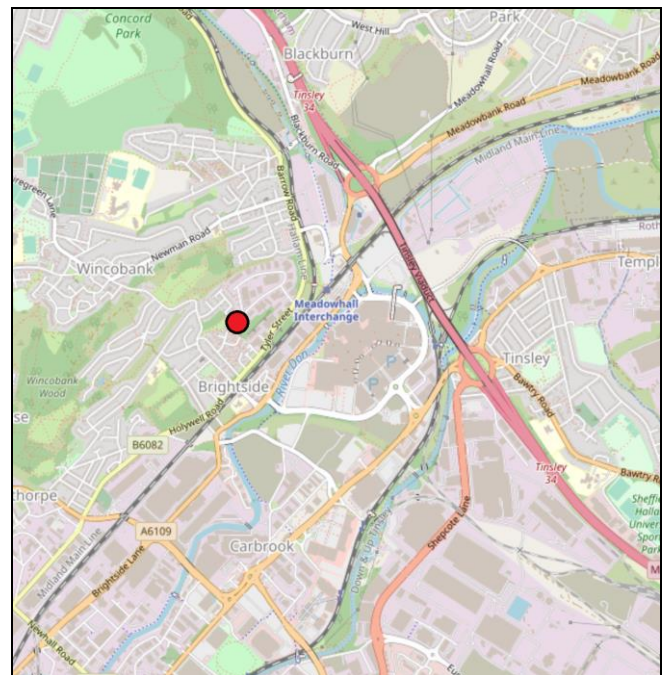
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

April 2024