

Property Consultants



Crosthwaite  
COMMERCIAL

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

# For Sale

Waverley Works, Effingham Road, Sheffield S4 7YP



- High Profile Investment / Development Opportunity
- Prominent Building Fronting Both Effingham Street/Road
- In the Heart of the Improving Attercliffe Area of Sheffield
- Site Area – Approx 0.9 acres
- Total Floor Area Approx 35,000 sq ft (Gross)

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## LOCATION

The property is situated approximately one mile to the north-east of Sheffield City Centre in a well-established, predominantly industrial area.

The premises fronts both Effingham Road and Effingham Street with access points on either side. Effingham Road links directly with Attercliffe Road (A6178) and is close to Brightside Lane (A6109) both of which provide easy access to Junction 34 of the M1 motorway, which is approximately three miles away.

## DESCRIPTION

The site totals 0.9 acres, comprising a mix of office and warehousing across multiple buildings totalling 35,000 sq ft.

Externally there are two yard areas for loading and parking accessed from both Effingham Street and Effingham Road.

There is scope for redevelopment subject to planning or the building could be of interest to owner occupiers / investors.

The main building is occupied by the owner and there will be full Vacant Possession (VP) while there are four sub-tenants in the rear buildings.

## ACCOMMODATION (All gross areas being approximate)

<b>Total</b>	<b>35,000 sq ft</b>	<b>3,252 sq m</b>
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## PLANNING

From Sheffield City Council's planning portal, the premises are located within an area allocated as a General Industry Area with Special Industries on the adopted UDP and within the new Local Development Framework, the property is simply located in an area allocated for Industrial purposes.

## PRICE

We are quoting **£1,250,000** for the long-leasehold interest.

## TENURE

The building is held long-leasehold under Title Number TBC.

The long leasehold was granted for 200 years on land and buildings which commenced 29<sup>th</sup> September 1940, leaving 116 years unexpired.

There is a ground rent payable to the freeholder of £197.40 per annum.

## TENANCIES

There are 4 'sub tenants' occupying parts of the east section of the wedge-shaped site.

The 'sub tenants' provide an historic rental income of £13,637 which are all either holding over or on informal tenancies.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

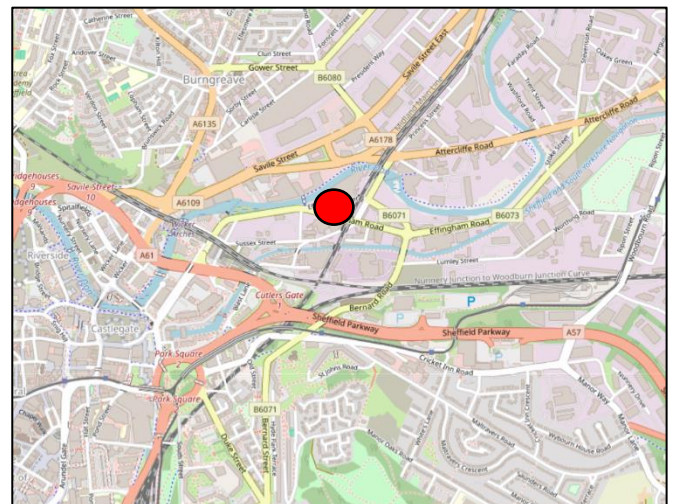
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**SUBJECT TO CONTRACT & AVAILABILITY July 2024**