

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

18 Long Acre Close, Holbrook, Sheffield S20 3FR



- Part Let Investment For Sale
- Excellent Location In Holbrook Industrial Estate
- First Floor Vacant – Income from Ground Floor £7,800 pa
- For Sale – Ideal for Investor/Owner Occupier/SIPP
- Offers Invited in the Region of £185,000
- Totalling 1,862 sq ft (172.9 sq m)

www.crosthwaitecommercial.com

LOCATION

Long Acre Close is situated on the Holbrook Industrial Estate. This is an established industrial location and is well located for access to the M1 Motorway at Junction 31 and beyond Sheffield City Centre is approximately 5 miles to the North East. Occupiers in the vicinity include Evolution, Holcon Systems, C&G Assessments & Training and The Fitness Factory.

DESCRIPTION

The property is based over two floors. The ground floor consists of a fully fitted café/takeaway which is tenanted by Orchard Deli Express. There is a separate entrance to the first floor space which is currently vacant. The first floor space is currently vacant. It is suitable for a variety of uses and is equipped with a kitchen, toilet, alarm system and LED lighting.

Externally, there are four designated car parking spaces in a secure shared yard.

ACCOMMODATION (Approx internal areas)

Ground Floor	855 sq ft	79.4 sq m
First Floor	1,007 sq ft	93.5 sq m
Total	1,862 sq ft	172.9 sq m



ENERGY PERFORMANCE CERTIFICATE

The ground floor unit has a rating of 97 (Band D). The first floor has a rating of 93 (Band D). Copies of the EPCs are available upon request.

RATING

The premises are assessed as follows:

Ground Floor - Rateable Value £6,800.

First Floor - Rateable Value £7,400.

Both units benefit from 100% Business rates relief.

SALE

Offers in the region of **£185,000** are invited for the Freehold interest, with vacant possession of first floor and with the benefit of the rental income from ground floor.

We understand VAT will be payable on the purchase price.

TENANCY

The Ground Floor is let at a current rent of **7,800 per annum** to Orchard Deli Express Ltd due to expire in 2027. A copy of the lease is available upon request.

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

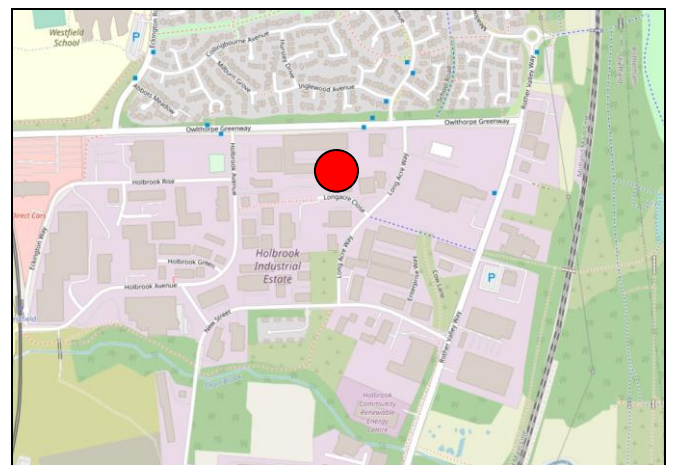
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY

July 2023