

For Sale

**Sheffield Cold Stores, Roman Ridge Road,
Sheffield S9 1GB**



- **Industrial / Office Investment For Sale**
- **Asset Management Opportunities – Reversionary Asset**
- **Part Income Producing – £248,575 Per Annum Inclusive**
- **Totalling 44,910 sq ft (4,172 sq m)**
- **Total Site Area Approx. 2.1 Acres**
- **Offers Invited in the Region of £1.95 million**

LOCATION

The property is located on Roman Ridge 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 Brook Bakery, Taskers UK, SCX and Dynamic.

DESCRIPTION

The building comprises a multi let office/industrial/workshop premises with accommodation of various sizes.

The premises extends to approximately 44,910 sq ft, the majority of which is ground floor space with the exception of some first-floor offices. The property is let to six tenants with one vacant warehouse, currently on the market.

Externally the premises has undergone recent refurbishment and benefits from new attractive cladding. The site extends to 2.1 acres and provides large gated yard areas.

There are asset management opportunities as well as future redevelopment potential, subject to planning.

ACCOMMODATION (Approx Gross Floor Areas)

Unit 1	111 sq ft	10.3 sq m
Unit 2	10,678 sq ft	992.0 sq m
Unit 3	9,929 sq ft	922.4 sq m
Unit 4	6,605 sq ft	613.6 sq m
Unit 5	7,417 sq ft	689.1 sq m
Unit 6	2,232 sq ft	207.4 sq m
Unit 7	7,938 sq ft	737.5 sq m
Total Floor Area	44,910 sq ft	4,172 sq m



PRICE

Offers of **£1.95 million** are invited for the freehold interest. VAT will be charged on the purchase price.

Low capital value of £43.42 per sq ft.

TENANCIES

There are currently six tenancies in place totalling a **gross rent of £248,575 per annum**. These rents are inclusive of business rates, service charge and utilities.

Unit 7 is currently on the market for £60,000 per annum.

Full Tenancy Schedule available on request.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC Rating 'E'.

RATING

We understand that premises are currently rated as Cold Store and Premises with a 2023 Rateable Value of £84,000. There is currently one listing for the whole building.

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.

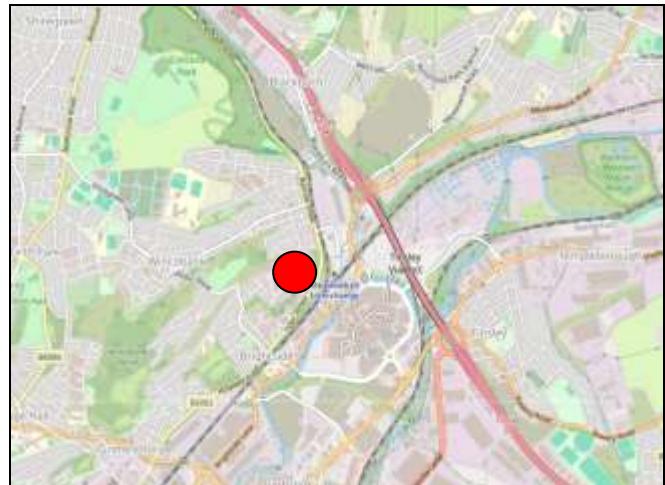
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY January 2025