



Unit 19, Old Waleswood Colliery, Mansfield Road,  
Wales Bar, Sheffield S26 5PQ

# Unit 19, Old Waleswood Colliery

Mansfield Road, Wales Bar, Sheffield S26 5PQ



## Agreement

To Let



## Detail

INDUSTRIAL



## Rent/Price

£6,000 pa



## Size

55.09 sq m (593 sq ft)



## Location

Sheffield S26 5PQ



## Property ID

751.

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**

FRICS

Surveyor

T: 01142 449121

M: 07831 446313

E: [george.thompson@eddisons.com](mailto:george.thompson@eddisons.com)

## Property

The property comprises a modern mid terraced light industrial unit with electric roller shutter access door with the unit being rectangular in shape with W.C to the rear corner. The unit benefits from eaves height of 6.29 metres.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 19 – Industrial Unit – GIA	55.06	593
Total GIA	55.06	593

## Energy Performance Certificate

EPC – Available on request from the Agents

## Tenure

Leasehold. The property is available on a new 3 year Law Society Business Lease with a Break Clause at 12 and 24 months, subject to 3 months notice.

The incoming tenant will be required to pay a deposit equivalent to 1 months rent plus VAT.

## Services

We understand that three phase electricity and water are connected to the unit. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Sheffield Council  
**Description:** Industrial  
**Rateable value:** £4,550  
**UBR:** 0.546  
**Period:** From April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Rent

**£6,000 per annum**

## VAT

We understand that VAT will be charged in addition to the rental.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

The property is situated to the eastern side of Mansfield Road (A6180) approximately 100 yards south of the railway bridge and 300 yards south of the junction with the A57 Aston Bypass. The A57 gives access to Junction 31 of the M1 Motorway within 1 mile of the property and also gives access to Sheffield City Centre which lies approximately 8 miles north west.





