

Workshop

To Let



397A Petre Street, Sheffield
S4 8LL



397A Petre Street

Sheffield, S4 8LL



Agreement

To Let



Detail

Workshop



Rent

£18,000 pax



Size

199.6 sq m (2,149 sq ft)



Location

Sheffield, S4 8LL



Property ID

751.1240267

For Viewing & All Other Enquiries Please Contact:

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Director

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Property

The property is currently configured to provide a lean-to style steel portal frame workshop with ancillary first floor offices. The mono-pitched roof has a profile metal sheet covering incorporating acrylic roof panels and provides an eaves height of 4.2 m in the rear workshop.

There is a hard surfaced yard to the front elevation suitable for 4 vehicles.

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 ²	ft ²
Ground Floor		
Workshop and WC	138.8	1,495
First Floor		
Offices and WC's	60.8	654
Total GIA	199.6	2,149

Energy Performance Certificate

Rating: D(96)

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. 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 City Council
Description: Store and Premises
Rateable value: £12,500
Period: 1 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.

Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease with 3 year upward only rent review at an initial rent of £18,000 per annum exclusive of service charge.

Rent

£18,000 per annum exclusive

VAT

VAT may be payable on the purchase price or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

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 tenants prior to instruction of solicitors.

Location

The property is located 2 miles north east of Sheffield City Centre on the north side of Petre Street at the edge of the traditional and established industrial area of the Lower Don Valley.

The premises are located within 200 yards of Carlisle Street East which in turn provides access to Sheffield City Centre and Junction 34 (Meadowhall) of the M1 Motorway.







