



Unit 1, Holbrook Industrial Estate, Holbrook Rise, Holbrook, Sheffield,
S20 3FG



BTG
Eddisons

UNIT 1, HOLBROOK INDUSTRIAL ESTATE

HOLBROOK RISE, HOLBROOK, SHEFFIELD, S20 3FG



Agreement

For Sale



Detail

Multi-Tenanted Commercial
Premises



Price

£960,000



Size

1,316.9 sq m (14,175 sq ft)



Location

Sheffield, S20 3FG



Property ID

751.1235633

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

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Director

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Property

The property comprises a steel portal framed light industrial unit and adjoining two storey offices with separate Nissen hut building within a secured storage compound. Externally the property has a block paved and tarmacadam yard currently with parking for over 40 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
Warehouse (Runaround)	82145	8,842
Communal Entrance (MHG)	17.23	185
Ground Floor Office (MHG)	83.20	896
First Floor Office (MHG)	135.53	1,459
Nissen Hut (MHG)	259.50	2,793
Total GIA	1,316.90	14,175

Energy Performance Certificate

Address	EPC Rating
Runaround, 1 Holbrook Rise	C(54)
MHG Supplies Ltd, 1 Holbrook Rise	C(51)

Services

We understand that mains water, gas, electricity 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.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

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: See Below
Rateable Value: See Below

Address	Description	Rateable Value
Runaround, 1 Holbrook Rise	Children's Play Centre & Premises	£48,500
Store at 1 Holbrook Rise	Store and Premises	£5,600
MHG Supplies Ltd, 1 Holbrook Rise	Store and Premises	£18,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

We understand the tenure to comprise of a Long Leasehold Interest.

We understand the Long Leasehold Interest to be for a term of 125 years from 17 August 1998 at a non-reviewable ground rent of £100 per annum.

Tenancies

We understand the warehouse to be occupied by 'Runaround' under the terms of a 10 year FRI lease from 3 March 2018 at a current rent of £52,500 per annum exclusive. The tenant is Etherton Enterprises Limited. The remainder of the accommodation on site is to remain in the occupation of MHG (Supplies) Limited who are to sign a new 5 year occupational lease at a fixed rent of £24,000 per annum exclusive, again on FRI terms.

Price

Asking Price - £960,000

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

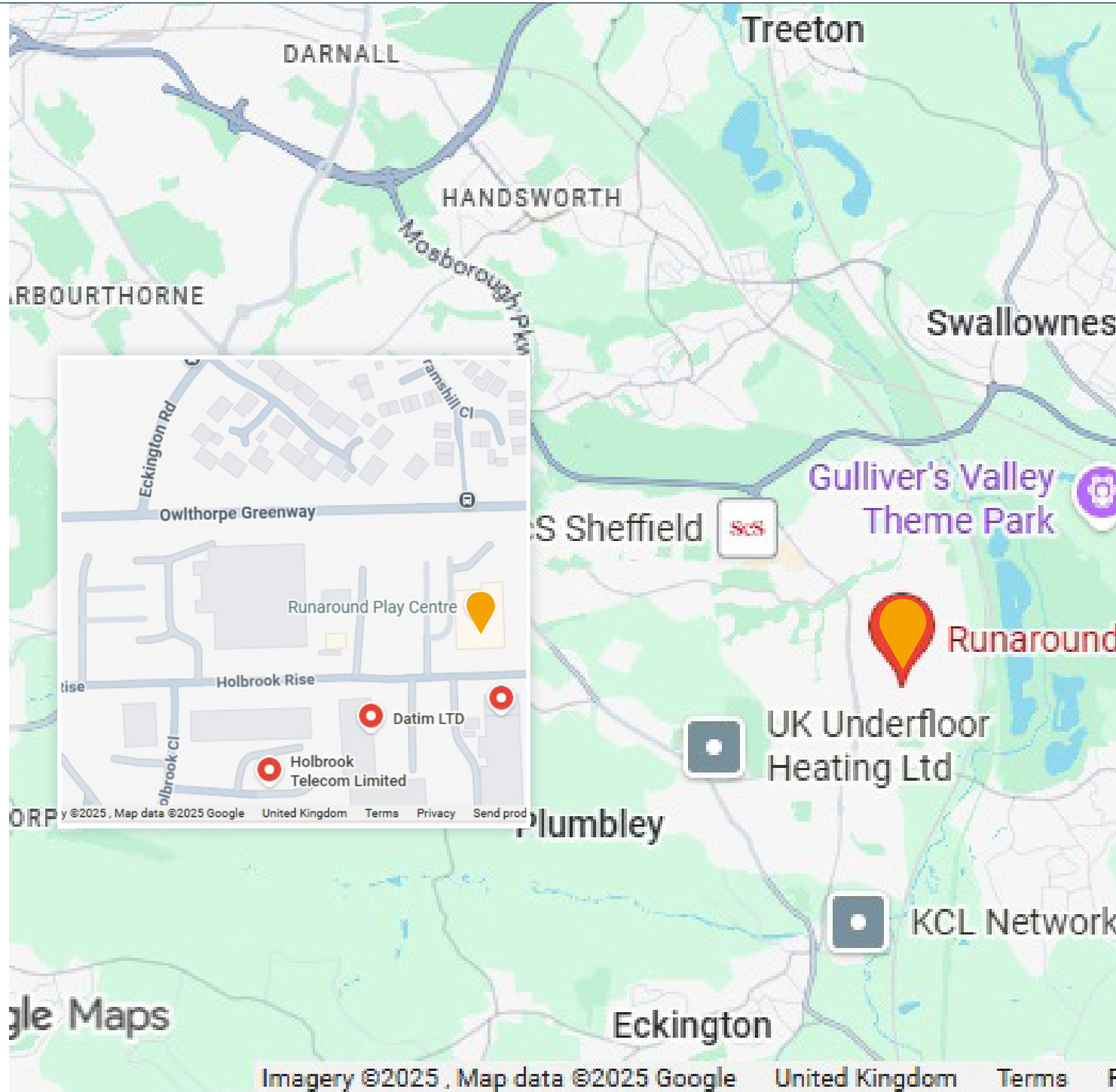
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Holbrook Rise which is accessed from Owlthorpe Greenway via Holbrook Avenue towards the northern edge of Holbrook Industrial Estate some 7.5 miles east of Sheffield City Centre and 4 miles from Junction 31 of the M1 Motorway via the A57.





Google Maps



