



£4,000.00 PCM

PROSPECT ROAD,
SHEFFIELD,
S2 3EN





£4,000.00 PC1

*Prospect Road,
Sheffield,
S2 3EN*

STUDIO x

1 x

****Available Now** **£4000 Per calendar month**** Hallam Hills Estate Agents are pleased to offer this substantial commercial garage and MOT testing premises located on Prospect Road, Sheffield, S2 3EN. The property presents an excellent opportunity for an established automotive business, garage operator, vehicle repair business or MOT testing centre, subject to the necessary planning, licensing and regulatory requirements. The premises currently operate as a garage and MOT testing station, offering a well-equipped facility suitable for a range of automotive-related uses.

The property comprises four garage bays, providing generous workshop space for vehicle servicing, repairs and maintenance. The premises also include an existing MOT testing station, together with one two-post vehicle lift and one four-post vehicle lift.

Externally, the property benefits from a private parking area capable of accommodating approximately 12 vehicles, providing useful additional space for customer vehicles, staff parking and vehicle storage. The property occupies a strong commercial position on Prospect Road within the Heeley area of Sheffield, surrounded by an established mix of businesses, workshops, trade occupiers and commercial premises. The wider area has a particularly strong business and automotive presence, with a number of workshops, vehicle-related businesses, trade occupiers and established companies operating within the immediate Prospect Road and Sheaf Bank Business Park area.

The location is well positioned for businesses that rely on passing trade and vehicle movements, with Prospect Road connecting into the surrounding Heeley and Sheffield road network and nearby access towards London Road, Queens Road and the wider city area. There are also several nearby bus stops serving the surrounding area, while Sheffield railway station is approximately 2 km away. The established commercial environment provides an excellent setting for an automotive business, with neighbouring businesses helping to create a busy and active commercial setting throughout the area. The property is also within close proximity to a range of local amenities and retail facilities, adding further convenience for customers and staff.

Ideal Business Opportunity This property represents an excellent opportunity for an automotive operator looking to establish or expand their business in Sheffield. With four garage bays, an existing MOT testing station, one two-post lift, one four-post lift and private parking for approximately 12 vehicles, the premises offer a combination of workshop facilities and parking that can accommodate a range of automotive operations.

Legal costs-

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Please do not hesitate to contact our commercial department for more information or would like to arrange a viewing. Hallam Hills Ltd

1. St Marys House
9-11 London Rd,
Sheffield
S2 4LA

representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.



Features:

Ready Immediately



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