

For Sale

69 Tyler Street, Sheffield,
S9 1DH

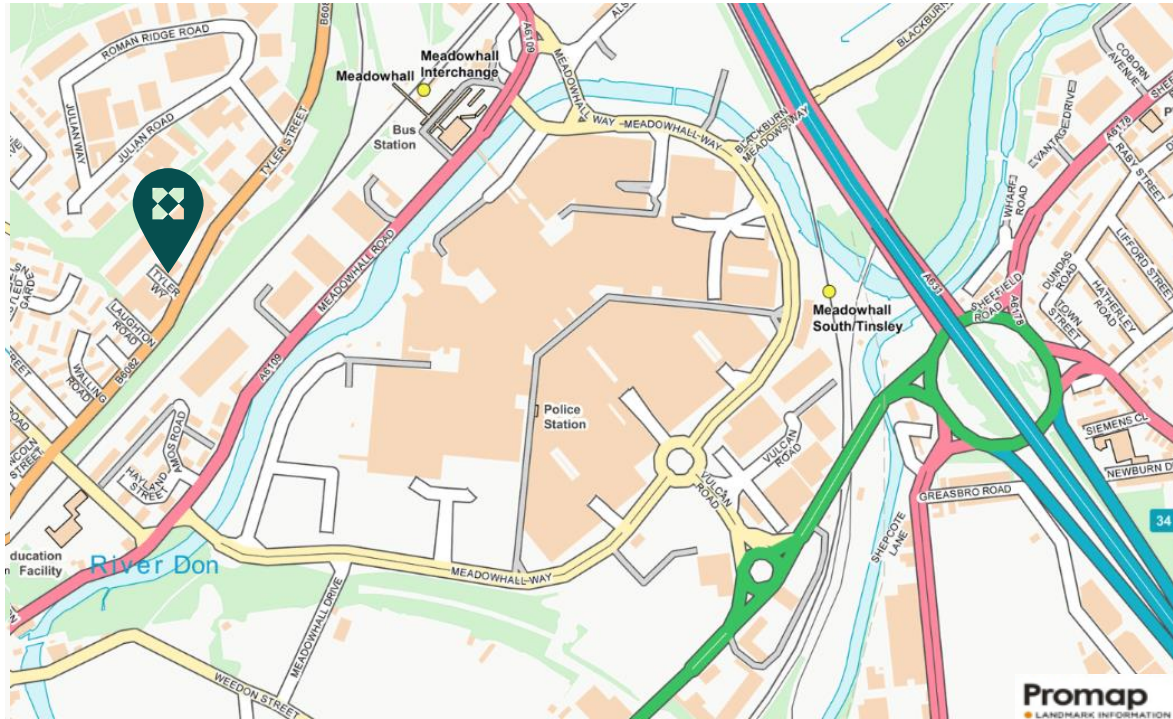
6,573 sq ft (610.67 sq m)

- Detached industrial / warehouse premises with ancillary offices
- Dedicated Yard
- Established Location Close to Junction 34 M1
- Available For Sale Now

Your partners in property



Location



The premises are located on Tyler Street within the Wincobank area of Sheffield, in a popular and established industrial area close to Meadowhall. The property benefits from easy access to Junction 34 of the M1 Motorway approximately 0.8 miles to the North East, whilst Junction 33 of the M1 Motorway can be accessed approximately 3.8 miles to the South East Sheffield City Centre is situated approximately 4.1 miles to the South West.

Some local occupiers include Bestsellers Direct, Trulife, Trevor Iles and Stokplas Sheffield to name a few.



By Road

Approximate road travel distances are as follows:

Junction 34 M1:	0.8 miles
Junction 33 M1:	3.8 miles
Sheffield City Centre:	4.1 miles

Description

The available accommodation comprises a detached industrial / warehouse unit. The warehouse is of brick construction with part metal profile clad elevations and glazing to the offices, set beneath a pitched roof incorporating translucent roof panels.

- 3.77 metre clear working height (rising to 7 metres at the apex)
- 1 x Ground level loading door
- Fitted ground floor offices / trade counter / showroom space to the front
- WCs, Canteen / Staff Room and Kitchen area.
- Additional offshoot storage to the warehouse.
- LED lighting to the offices and warehouse.
- Gas blow heaters to the warehouse.
- Gas central heating, carpet, suspended ceiling and perimeter trunking to the offices.
- Connections to all main services, including three phase electricity.
- Dedicated yard and car parking.



3.77m Eaves rising to
7m at the Apex



1x Ground Level
Loading Door



Fitted
Offices / Trade
Counter



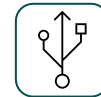
LED Lighting



Car Parking



Dedicated
Yard



Connections to all
mains services



Connectivity



Three Phase Power

Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Warehouse	429.11	4,619
Ground Floor Office	181.55	1,954
Total	610.67	6,573
(First Floor Mezzanine)	(119.69)	(1,288)

Tenure

The property is held Freehold under Title Number SYK297304.

The property is available for sale Freehold.

Quoting Price

Offers are invited with a guide price of £500,000.

EPC

The premises currently have an EPC Rating of D-80.

Rates

The property is currently assessed with a Rateable Value of £20,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

VAT

The property is elected for VAT at the prevailing rate.



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated October 2024. Photographs dated July 2024.

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