



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

CAR HIRE / GARAGE/ SECURE STORAGE

8 MATILDA WAY SHEFFIELD



LOCATION

The property is situated on Matilda Way close to the busy Furnival Gate roundabout in the City Centre. The unit sits immediately adjacent to the entrance to Matilda Way NCP.

The immediate locality comprises a strong retail offering on The Moor and Pinstone Street whilst the Central Business District is situated nearby to the east of the subject property.

SERVICE CHARGE

The approximate service charge for the year commencing 1 October 2008 is £1,142.

ACCOMMODATION

The premises are arranged on ground floor only to provide the following approximate dimensions and floor areas:

Description		
Office/reception	3 1.20 sq. m	336 sq. ft.
Servicing bay	44.60 sq. m	480 sq. ft.
Workshop/garage	172.10 sq. m	1,852 sq. ft.
Internal storage	28.20 sq. m	304 sq. ft.
Parking/storage	52.80 sq. m	569 sq. ft.

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The unit is available on a new effectively full repairing and insuring lease for a term of up to 10 years, subject to 5 yearly upward only rent reviews

RENT

Offers invited

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Garage and Premises
Rateable Value (2010)	£10,750
UBR (2016/2017)	49.0p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

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EPC

A copy of the EPC is available on request.

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