



TO LET

'B1/B2 Effective 'E' Class Unit

18-26 Johnson Street,
Sheffield, S3 8GT

align Chartered
Surveyors

“...this building is primely located to serve Sheffield and the surrounding areas”

Description

The property is a purpose build trade counter unit that has operated of such for the past 30 years. The unit is split into storage space/offices and a trade counter reception. With substantial space throughout ground and first floor levels this purpose-built unit is ideal for any operator wishing to expand their trade operation. The warehouse has substantial height to allow for significant racking throughout the full area. There are additional storage areas at first floor level with a crane to lift into these spaces if required, the floors are largely concrete and can withstand significant loading.

Location

Located within the North Eastern fringe of Sheffield (A61), approximately 1 mile from Sheffield City Centre 18-26 Johnson Street is perfectly located for a local/regional/national operator. The property is located conveniently within the “trade district” this formulates easy access for people within the city or people coming from out of the city. Located 1 minute from the Sheffield Parkway, access to and from the unit could not be easier. Sheffield has multiple access points to the motorway providing access to the site and the city centre from the South and the North. Sheffield being known for its steel industry and manufacturing at the forefront of its identity trade counters do not become available very often in such a prominent location.

Location Plan



Floor Areas (GIA)

Floor	Sq.Ft.	Sq.m
GF - Warehouse	1,453	135
GF - Office	409	38
FF - Workshop	495	46
FF - Office	1,184	110
Total	3,552	330



Business Rates

The property has a rateable value of **£15,000.**



EPC

The EPC rating for the property as per the GOV.UK database is 113E, valid until 8 February 2034.

Insurance & Service Charge

The annual insurance premium will be recovered by way of insurance rent chargeable by the Landlord, details to be confirmed. There will be no service charge payable.

Offer

Align are inviting offers in the region of £35,000 per annum, exclusive of VAT. Additional information and offer forms are available upon request.

Viewing

All viewings are to be arranged through one of the agents below:

Daniel.Clinch@alignpropertypartners.co.uk
Josh.Wright@alignpropertypartners.co.uk

Legal Costs

Each party will be responsible for their own legal and professional fees.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

