

COMMERCIAL

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



FREEHOLD - WAREHOUSE/WORKSHOP

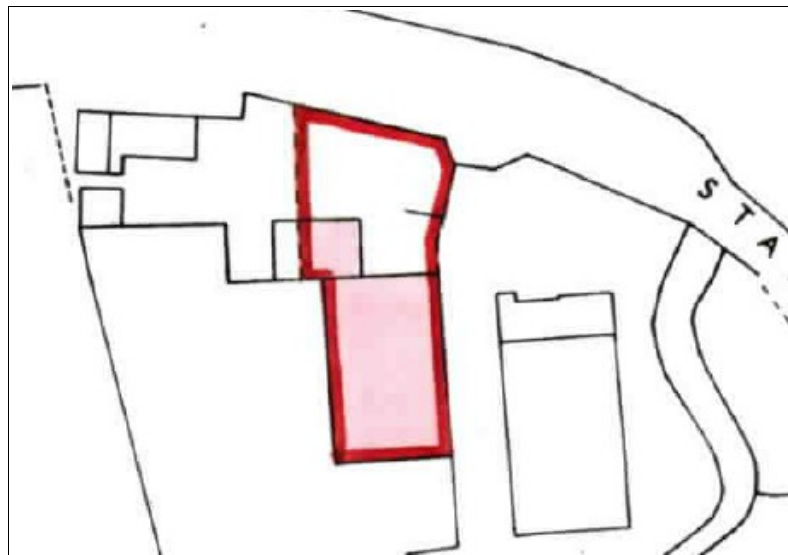
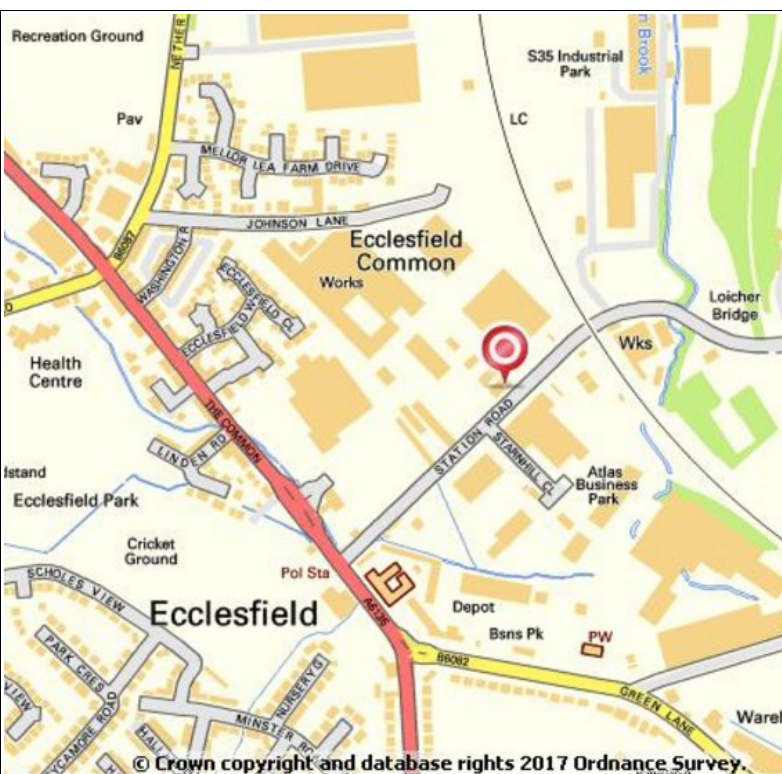
Unit 7 Station Works, Station Road, Ecclesfield, S35 9YR

- 3,280 sq ft (304.72 sq m)
- Former Engineering works
- 3 Phase electricity
- Attached office/welfare block
- Convenient and popular location

FOR SALE

LOCATION

The property is accessed via Station Road on the North East side of the Rail bridge. The property can be accessed from Ecclesfield to the South West or from Junction 35 via A629 Thorpe Hesley then turn right to Jumble Lane which becomes Station Road.



Energy Performance Certificate Non-Domestic Building

HM Government

Diamro
Unit 7 Station Works, Station Road
Ecclesfield
SHEFFIELD
S35 9YR

Certificate Reference Number:
9234-3037-0637-0800-9701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 177 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 304.5
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 100.38
Primary energy use (kWh/m² per year): 579.44

Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
77 If typical of the existing stock

DESCRIPTION

The property comprises a semi detached fully clad former engineering works with a single storey brick office/welfare block at the front.

The property is in need of some refurbishment and the roof is in need of repair/replacement and so is priced accordingly.

ACCOMMODATION

The property briefly comprises the following:-

Description	Area sq ft	Area sq m
Workshop	2,805	260.56
Office, Kitchen, Reception, WC's	455	42.24

BUSINESS RATES

Rateable Value - £6,700

We understand the current occupiers have not had to pay business rates due to small business rate relief.

PRICE

Offers are invited for the FREEHOLD premises at **£115,000**

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Arrangements to view are to be made strictly through the sole agents.

Mark Jenkinson and son – ref: Philip Dorman

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March 2017

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. 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. All descriptions, dimensions, references to condition, lease terms, 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 tenants 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. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.