

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## RETAIL/LEISURE/TRADE COUNTER/SELF STORAGE

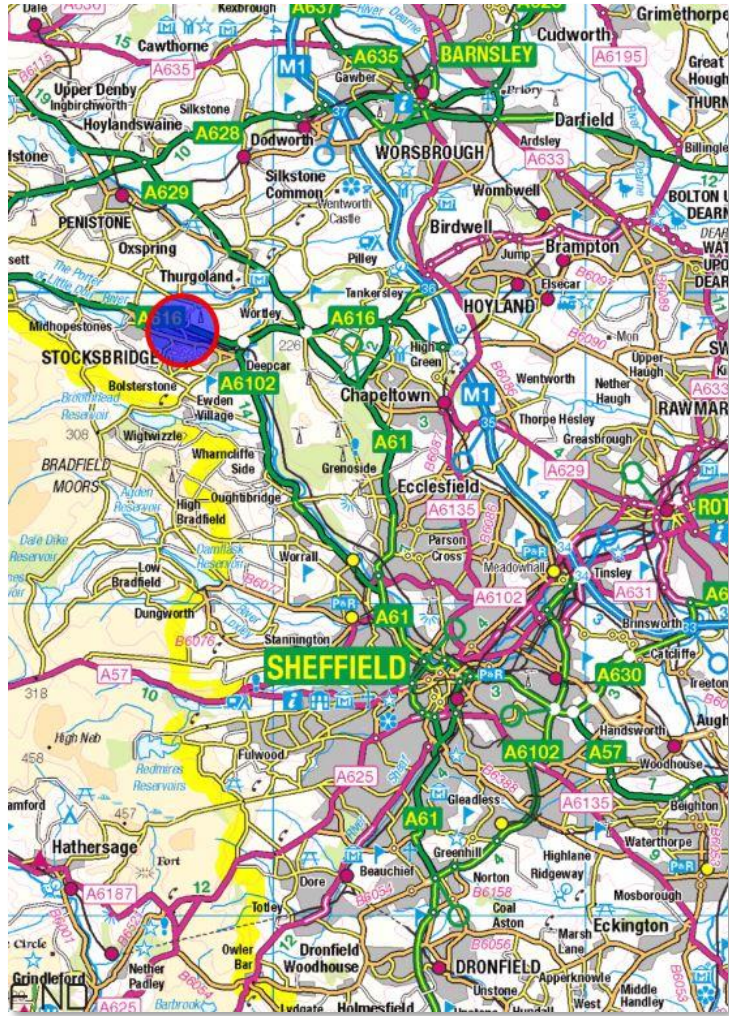
**517 Manchester Road, Stocksbridge, Sheffield – S36 1DH**

- 927.69 sq m (9,986 sq ft)
- Large private car park to rear
- Suitable for a variety of uses subject to consent (retail, leisure, food, outlet store etc)
- Large open plan level ground floor with additional upper floor with level loading access from car park
- Well located for public and private transport – 2 mins from A616

**TO LET**

**LOCATION**

The property is situated in the centre of Stocksbridge town centre fronting the B6088 (Manchester Road) which provides direct access to the A616 which in turn leads to the M1 to the east



**ACCOMMODATION**

Please see the floor plans on page 3 showing the layout of the premises. These are also available for download separately. The premises would suit a wide variety of uses/occupiers subject to consent.

Description	Area (sq.m.)	Area (sq.ft.)
Open Plan Sales	693	7459
Stock Room 1	131.93	1420
Stock Room 2 & Loading	102.76	1106
<b>TOTAL</b>	<b>927.69</b>	<b>9986</b>

**BUSINESS RATES**

The premises have a rateable value of £47,250. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**TERMS**

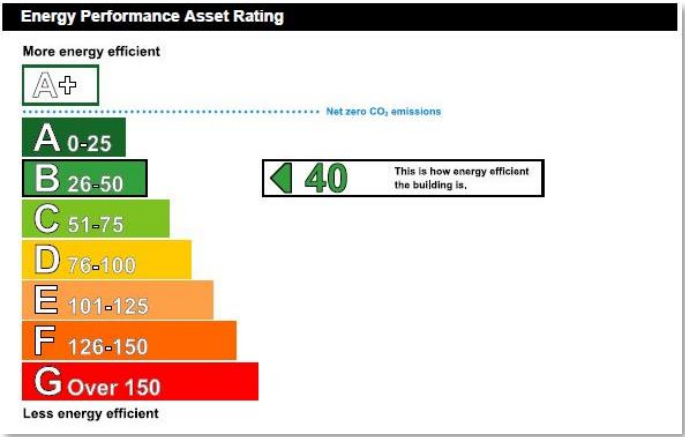
The property is available by way of a new lease at a rent to be agreed. Consideration will be given to splitting the premises. **Rent Guide - £5 per sq ft per annum exclusive.**

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

VAT is applicable  
Each party are to be responsible for their own costs.



**VIEWING ARRANGEMENTS**

For further information please contact the agents – Mark Jenkinson and son  
 Surveyor acting: Philip Dorman MRICS  
 Tel: 0114 276 0151  
 Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – April 2019**

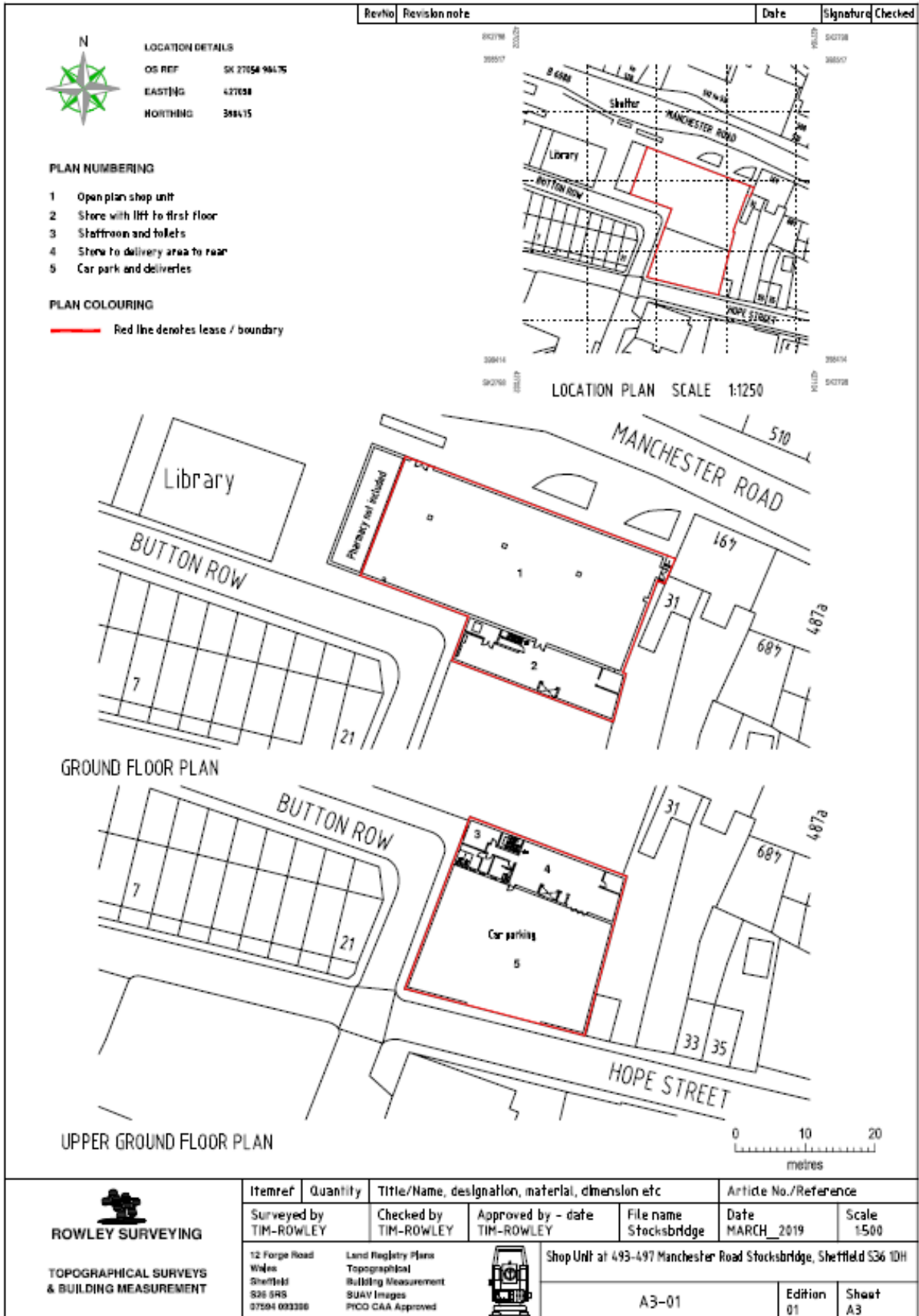
These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

**SHEFFIELD 0114 276 0151**  
 8 Norfolk Row, Sheffield S1 2PA

**CHESTERFIELD 01246 267 565**  
 Dunston Innovation Centre, Chesterfield S41 8NG

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)





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