

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## MODERN BUSINESS PREMISES

101 Broadfield Road, Sheffield – S8 0XH

- 153.99 sq m (1,658 sq ft)
- Self contained building and yard
- Additional gravel parking on privately owned verge
- First floor accommodation available if required or to be removed by the landlord

**TO LET**

**LOCATION**

The property is located on Broadfield Road in South Sheffield. The location is a popular business area with a range of occupiers and companies.



**DESCRIPTION**

Modern business premises which sits within its own dedicated fenced site.

- 3 Phase electricity
- Front loading door plus personnel/trade counter entrance
- Tarmac yard with palisade fence plus gravel parking area to verge

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	153.99	1658
First Floor	To be removed by landlord Unless required	
Outside	Secure tarmac yard plus gravel parking area	

**BUSINESS RATES**

The premises have a rateable value of £16,500. 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)

**RENT**

The property is available by way of a new lease at **£19,500** 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 not applicable.

Each party are to be responsible for their own costs.

**Energy Performance Certificate** HM Government  
Non-Domestic Building

101 Broadfield Road  
SHEFFIELD  
S8 0XH

**Certificate Reference Number:**  
0460-0833-0649-8100-8096

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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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

78

This is how energy efficient the building is.

Less energy efficient

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS  
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**Disclaimer – February 2019** These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.