

# 34 15 Stoke Street, off Effingham Road, Sheffield, South Yorkshire S9 3QH

GUIDE PRICE £190,000 PLUS\*

VACANT INDUSTRIAL

- Brick built industrial unit with accommodation over two levels
- Ground floor – 340sq m (3,658sq ft)
- Modern Mezzanine – 320sq m (3,443sq ft)
- 660sq m in total (7,100sq ft)
- Stripped out and ready for refitting requirement
- Lies between Effingham Road and Attercliffe Road
- Easy access to Sheffield Parkway, city centre and M1
- Potential for a variety of uses

## Location

Stoke Street runs between Effingham Road and Lovetot Road at the junction with Attercliffe Road, 1.7 miles to the East of Sheffield city centre. The area enjoys easy access to the M1 via Sheffield Parkway and Attercliffe Road

## Description

A brick built industrial building with accommodation over two levels offering potential for a variety of uses.

Accommodation

## Ground Floor

340sq m GIFA

Mezzanine

320sq m

TOTAL 660sq m (7,100sq ft)

## Tenure

The property is Leasehold for 200 years from 29th September 1924 at an annual ground rent of £27

## Planning

Interested parties are advised to make their own enquiries regarding potential uses for the building

## Note

An asbestos report is available

## EPC Rating B

A full copy of the EPC will be available to view via our website

## VIEWING

By appointment with Adrian Little  
adrian@markjenkinson.co.uk

## SOLICITORS

Walker & Co, 82 High Street, Maltby  
S66 7BN

