

Prime⁺ Retail



To Let / For Sale - Due to relocation

SHEFFIELD

100 Savile Street, S4 7UD

For more information contact:

020 7016 5340

primeretailproperty.com

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Location

Sheffield is the commercial centre for South Yorkshire and a major retailing destination for the region, with a residential population of approximately 577,800 people, making it one of the eight largest regional English cities that make up the core cities group. Sheffield is located approximately 33 miles south of Leeds, 22 miles south-west of Doncaster, 38 miles east of Manchester and 175 miles north west of London. Sheffield benefits from excellent Road links; the M1 motorway provides direct access to Doncaster via the M18 motorway, as well as Leeds and Barnsley in the north and Nottingham in the south.

The City is served by a mainline railway station with regular trains into London St Pancras, with a travel time of 2 hours. Sheffield also benefits from a light rail tram network (Stagecoach Supertram) which has three main routes into the City Centre.

Situation

Savile Street (A6109) is a busy commuter road linking both the M1 (junction 34 - 1 mile away) and the Meadowhall Shopping Centre (2.5 miles away) to Sheffield City Centre. The road system in the immediate area ensures that the street is readily accessible from all parts of the city and the region.

The subject property is situated in a prominent position on Savile Street, close to the cross junction with Spital Hill and directly opposite the new 110,000 sq.ft Tesco Extra. Immediately adjacent is Savile House, which is a nine story office block providing approximately 100,000 sq.ft of office space. Nissan (Bristol Street Motors) and other office / industrial users are located close by. The River Don runs along the rear of the site.

Description

The site comprises a substantial plot, which extends to an area of approximately 1.6 acres. The building is constructed of a concrete frame totaling approximately 14,385 sq ft. The majority of the ground floor is used as showroom space, with the remainder being used as workshop space to the rear. The whole first floor is used as ancillary office space, a canteen area and WC's, with the mezzanine currently used for storage.

Use

The property has an established use as a car showroom with ancillary workshop facilities and is classified as sui-generis within the Town & Country Planning (Use Classes) Order 1987. Other uses will be considered, subject to planning.

Accommodation

The property is arranged over ground, mezzanine and first floor comprising the following approximate gross internal floor areas:

Showroom:	510.42 sq.m	6,140 sq.ft
Office & admin areas:	325.16 sq.m	3,500 sq.ft
Welfare:	51.10 sq.m	550 sq.ft
Parts store:	39.02 sq.m	420 sq.ft
Server room:	9.29 sq.m	100 sq.ft
Valeting bay:	90.58 sq.m	975 sq.ft
Workshops:	250.84 sq.m	2,700 sq.ft
Total overall GIA:	1,336.40 sq.m	14,385 sq.ft
External used car display areas :		125 spaces
Customer & staff parking:		72 spaces
Total car parkign spaces		197 spaces

Opportunity

The property is available to let or to buy freehold, ith full vacant possession.

Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£113,000
UBR (2019/2020)	£0.504
Rates Payable	£56,952

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

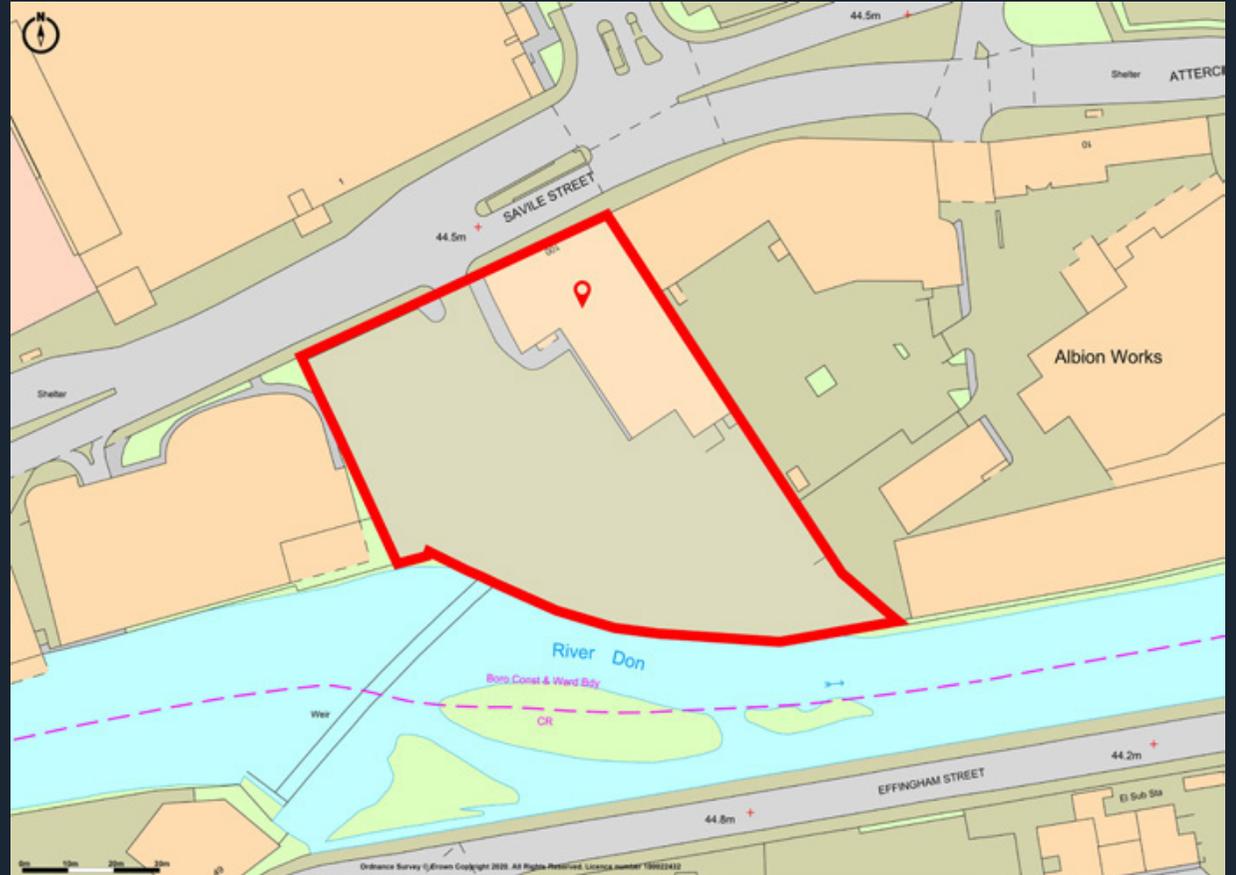
n EPC has been commissioned and a copy can be made available upon request.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:-

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For more information contact:
020 7016 5340
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