



TO LET (MAY SPLIT)

WAREHOUSE UNIT ALONG WITH AN OFFICE/RETAIL BUILDING

2 & 4 THOMPSON HILL, HIGH GREEN, SHEFFIELD, S35 4JU

- Warehouse unit with rear yard
- Office/Retail building holding a prominent position on the corner of Wortley Road and Thompson Hill
- Suitable for various uses subject to planning
- May split

LEASEHOLD £18,000 per annum, exclusive, subject to contract

DESCRIPTION

The property forms two buildings, 2 Thompson Hill being a former surgery now utilised for office/retail. 4 Thompson Hill being a brick built warehouse premises, providing open storage accommodation, with roller shutter access.

The property benefits from a small rear yard.

4 Thompson Hill is fitted with a CCTV system and has a 3 phase electrical supply.

The property holds a prominent position within High Green, and offers flexible accommodation for alternative uses, subject to planning.

ACCOMMODATION

2 Thompson Hill provides a Net Internal Area (NIA) of 578 sq.ft. (53.74 sq.m.).

4 Thompson Hill provides a Gross Internal Area (GIA) of 2,993 sq.ft. (278.04 sq.m.).

SERVICES

All mains' services are connected to the property.

BUSINESS RATES

Uniform Business Rate 2022/2023: 49.9p in the £

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates with relief available between £12,000 and £15,000.

2 Thompson Hill
Surgery and premises
Rateable Value: £4,700

4 Thompson Hill
Warehouse and premises
Rateable Value: £8,400

RENT

£18,000 per annum, exclusive

TENURE

LEASEHOLD

VAT STATUS

VAT is not payable

LEGAL COSTS

Each party is to bear their own legal costs in the transaction

PLANNING

2 Thompson Hill has a planning use class for E.

4 Thompson Hill has a planning use class for B2/B8.

ENERGY PERFORMANCE CERTIFICATE

2 Thompson Hill has an Energy Performance Certificate with an energy rating of D(94).

4 Thompson Hill has an Energy Performance Certificate with an energy rating of E(104).

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.

3. All measurements, areas and distances quoted are approximate only.

4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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6A Eastgate, Barnsley S70 2EP

Tel: 01226 299221

Email: contact@wilbys.net