



Industrial / Site - Investment Opportunity

Bridgehouse Garage, Renishaw, Sheffield, S21 3WA

For Sale

- 212.09 sq m (2,283 sq ft) on 0.86 acre site
- Only 6% site coverage
- Industrial investment for sale
- Fully occupied although may be suitable for an owner occupier
- Ideally located on Sheffield Road with immediate access to Junction 30 of the M1 motorway.

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Location

The property is located to the eastern fringes of Renishaw, a village situated between the towns of Eckington and Barlborough within the jurisdiction of North East Derbyshire.

The property is ideally situated off Sheffield Road, an arterial route providing direct access to Junction 30 of the M1 motorway to the east and providing access to Sheffield some 10 miles to the north west.

Description

The available property comprises an industrial warehouse providing two self-contained workshop units, on a surfaced site extending to 0.85 acres in total. The property is currently fully occupied and income producing.

The building is of frame construction with clad elevations incorporating four large loading doors, beneath a pitched covered roof incorporating translucent light panels.

Internally, the building has been split to provide two units being occupied as a MOT workshop and a storage warehouse / repair shop respectively. The rear of the site comprises a secure gated compound suitable for open storage.

Accommodation

We understand the property extends to the following Gross Internal Area (GIA):

Description	Sq M	Sq Ft
Total	212.09	2,283

EPC

The property has an EPC grading of E(105).

Tenancies

Tenancy information is available on request.

Total Rental Income - £35,600 per annum

Terms

Guide of £370,000 exclusive.

Reflecting an attractive net initial yield of 9.25%.

VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own costs incurred in any transaction.

Viewing and Further Information

Contact the sole selling agents:-

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Photograph: May 2020

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