

RETAIL / TRADE /  
SHOWROOM PREMISES

24 MEADOWHALL ROAD • SHEFFIELD • S9 1BS



TO LET / MAY SELL.



- Studio Style Workshop & Showroom
- Suit Various Uses STPP
- Useful Workshop Area & 5-Ton Crane

- 584.03 Sq M (6,286 Sq Ft)
- Located to the Rear of Meadowhall
- Prominent Location



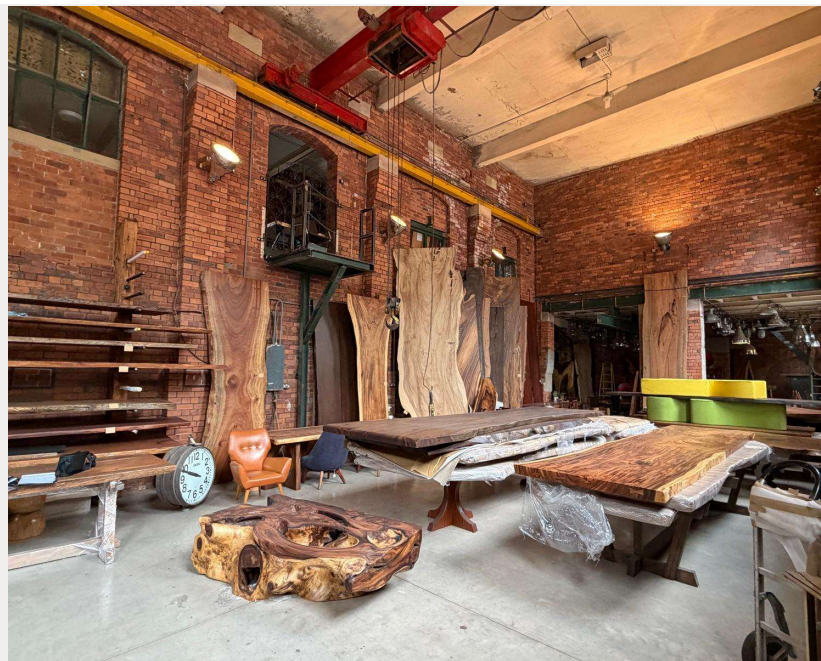
FLINT  
REAL ESTATE



## DESCRIPTION

**Prominent commercial building suitable for a range of uses most recently used as a showroom / trade counter and workshop**

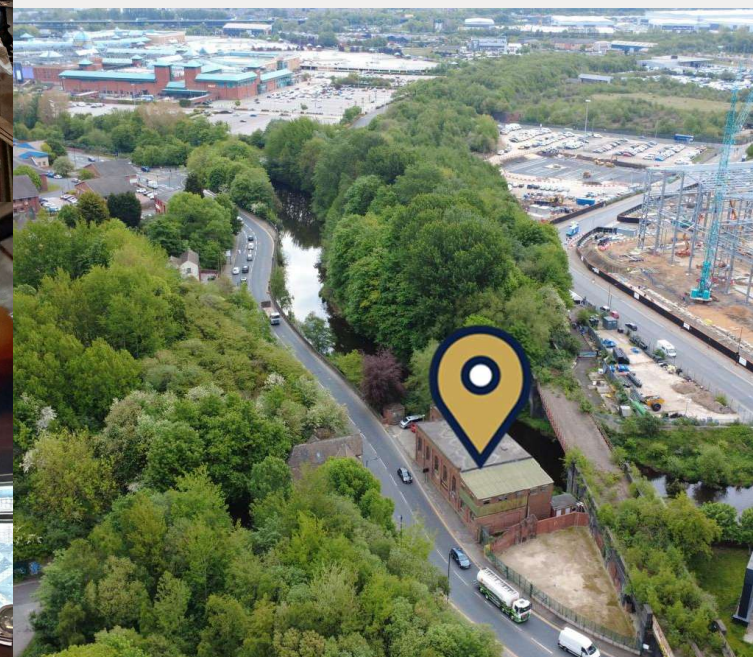
- Traditional ground and first floor showroom and workshop space
- Suit various uses STP (showroom, gallery, trade counter, workshop, retail, restaurant, design studio etc)
- Excellent location to the rear of Meadowhall
- On site parking
- Roadside position
- 5-ton working crane in situ
- Useful workshop and storage areas
- Polished concrete flooring
- Quirky studio / warehouse style
- Freehold



## LOCATION

Highly prominent and highly visible location fronting the A6109 Meadowhall Road. This is the main arterial route between the M1 at Junction 34 and Sheffield City Centre. There is lots of passing vehicular traffic with around 18,000 vehicles pass the site daily.

The property is located directly behind Meadowhall Shopping Centre, which provides excellent levels of passing traffic and amenities.



 SAT NAV: S9 1BS

 [BOUNTYCLEVER.CARGO](http://BOUNTYCLEVER.CARGO)



## ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
<b>Ground Floor</b>	367.81	3,959
<b>First Floor</b>	216.22	2,327
<b>Total</b>	584.03	6,286

## PRICING

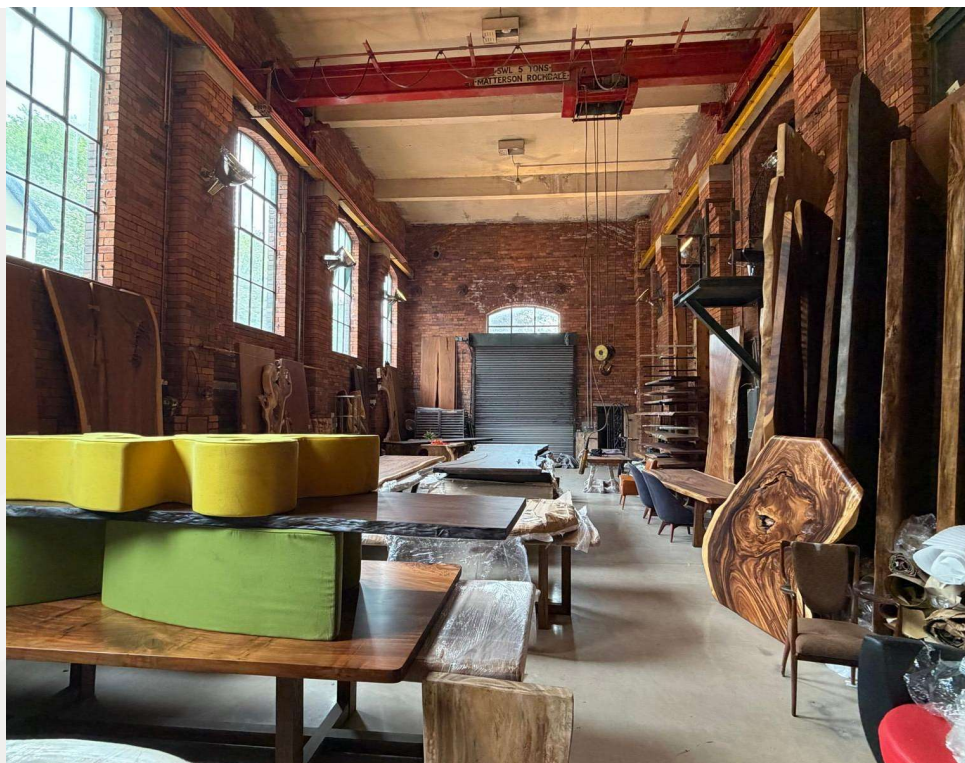
Freehold and rental price available on application

## LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

## BUSINESS RATES

Interested parties are to make their own enquiries with the Valuation Office Agency.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

## SERVICES

Mains services are connected to the property including 3 phase power supply.

## EPC

Rating: TBC

## AML

Tenants or buyers will have to supply information to comply with Anti Money Laundering Regulations.

## VAT

Prices are quoted exclusive of but may be subject to VAT.



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