



COMMERCIAL SPACE

£15,000 P.A.X

Unit 1, 13/17 Oak Street,
Sheffield – S8 9UB

- 1,808 sq ft (167.9 sq m)
- Commercial workspace
- Suitable for a range of businesses
- Private parking area
- Adjacent Ponsford furniture store

LOCATION

The premises are situated on Oak Street close to the junction with the A61 adjacent the Ponsford Furniture showroom.

DESCRIPTION

The premises provide good quality commercial space suitable for a range of business users. The most recent occupier was an online and local retailer who used the premises for offices and distribution of model railway equipment. There is a private yard/parking area.

Please see the floor plan on the last page for the general layout.

ACCOMMODATION

Description	GIA (sq.m)	GIA (sq.ft)
Ground Floor	83.95	904
First Floor	83.95	904
TOTAL	167.9	1,808

LEASE TERMS

The property is available by way of a new lease on terms to be agreed for a minimum of 3 years at an initial rent of £15,000 per annum exclusive.

BUSINESS RATES

The premises have a rateable value of £11,000 from April 2023

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent.

EPC RATING - C

A full copy of the EPC will be available by request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**
Tel: 0114 299 2518
Email: philip@rensurveyors.co.uk

DISCLAIMER

March 2023

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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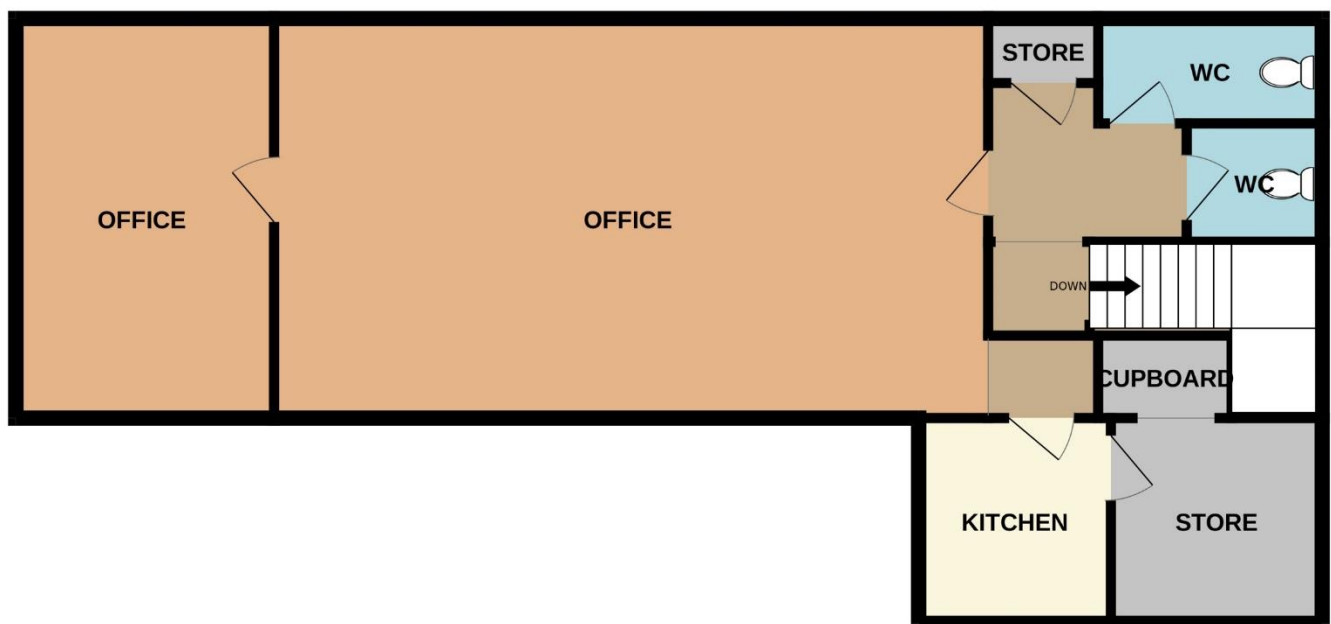
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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