



VEHICLE SALES FORECOURT, OFFICE AND GARAGE TO LET

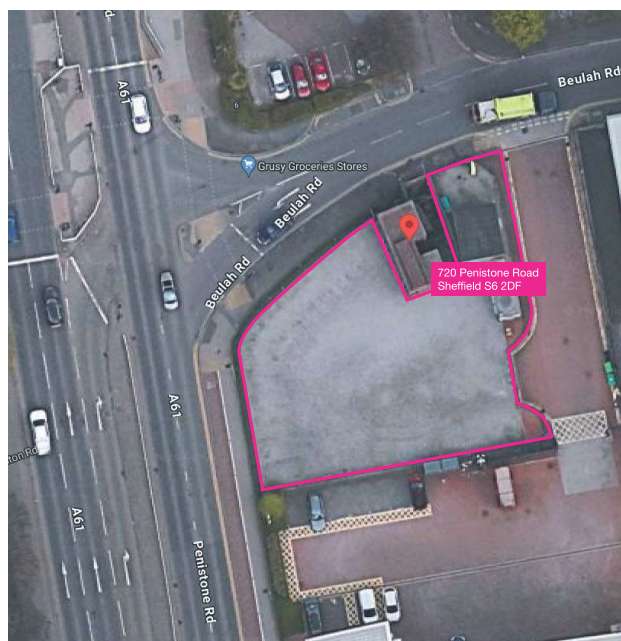
SUPER PRIME LOCATION

720 Penistone Road,
Sheffield S6 2DF

Description

Super Prime Location Vehicle Sales Forecourt with office, garage, and the capacity to display approximately 40 - 60 vehicles. The property is also perfect for a multitude of alternative uses.

The property occupies a highly prominent position on a major arterial route, over 50,000 vehicles passing the site daily.



This property represents an extremely rare opportunity for passing traffic and pedestrian footfall with the following key benefits:

- 50,000+ Vehicles passing the property daily
- Located on a major arterial route
- Vehicle access from both directions of the dual carriageway in front of the property
- Pelican Crossing in front of the property
- 50-acre public park right in front of the property attracting over 1 million visitors per year
- Sheffield Wednesday Football Stadium within 600 meters of the property attracting CIRCA 1m visitors per year
- Adjacent to Big Yellow Self Storage facility with regular vehicle traffic entering and exiting the facility
- Adjacent to Hillsborough Leisure Centre attracting thousands of visitors per day
- There are 4 Fast Fit Centres within 600 metres of the property – MOT and repairs while U wait footfall
- Significant businesses and housing around the property
- Secure perimeter fencing, security bollards, flood lighting and secure gated access
- Sales Office with kitchen facilities, brick built garage with two electric security shutters and separate WC
- Land size: 1,214.06 m2 (0.3 acres)

This is a magnificent property location with significant overtrading opportunities.

Lease

The property is available on a 5 year minimum term lease with an annual rent of £35,000 NO VAT.

Minimal Business Rates Payable at present as the property falls below the rateable value threshold.

