

Lot 43

66 Effingham Road, Sheffield, South Yorkshire S4 7YS

GUIDE PRICE: £75,000



PARTIALLY REFURBISHED OFFICE BUILDING IN PROMINENT LOCATION

This self-contained office building has been renovated to a very good standard on the first floor and occupies a prominent position on a main thoroughfare in a predominately commercial location. The property offers approx 1844sq ft of storage offices and workshop space and is sold with the benefit of vacant possession. The site provides four car parking spaces and is accessed from Sussex Street which is approx 1 mile east of Sheffield City Centre and within 4 miles of Junction 34 of the M4 motorway.

ACCOMMODATION

Ground floor storage offices/workshop: approx 941sq ft
First floor, renovated offices: approx 903sq ft
Outside parking facilities

TENURE

Leasehold: 195 years from 1 January 1955
Ground Rent: £14.52 pa

LOCAL AUTHORITY

Sheffield City Council 0114 272 6444

VENDORS SOLICITORS

FAO: Mr David Hartley
Keeble Hawson Solicitors
Old Cathedral Vicarage
St James' Row, Sheffield S1 1XA
Tel: 0114 272 2061

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN