

# TO LET

# LM<sup>ONE</sup>.

COMMERCIAL PREMISES WITH  
POTENTIAL FOR ALTERNATIVE USES  
IN PROMINENT ROADSIDE LOCATION



**427 HALIFAX ROAD, GRENOSIDE, SHEFFIELD,  
S35 8PB**

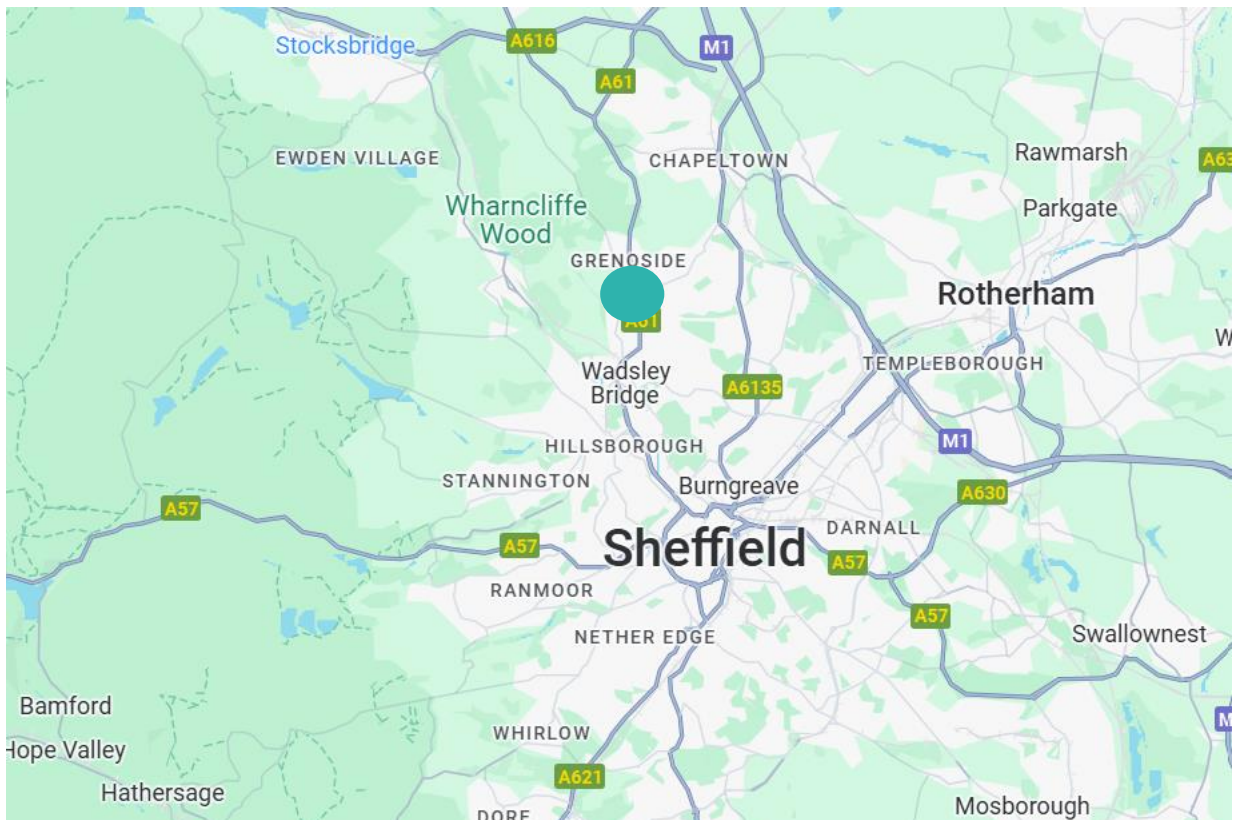
Rent – On application

Size – 3,063 sq ft

- Prominent roadside property on 0.4 acres site
- Excellent location fronting Halifax road (A61)
- Secure building with ample parking
- Potential for alternative uses subject to planning

# LEASING CONSIDERATIONS

- Available by way of new FRI Lease
- 3,063 sq ft commercial premises
- Rent on application
- Concrete portal frame unit with new insulated cladding roof
- Secure detached property with ample off street parking
- Excellent location on busy arterial route Halifax Road (A61) leading into Sheffield from junction 36 of M1 to the north.
- Suitable for a variety of alternative uses subject to planning permission.
- Property sits on a site extending to 0.4 acres
- Current user class under Town and Country Planning Act 1987 is F1



## LOCATION

The property is located in a prominent position on Halifax road (A61) which is the main arterial route into Sheffield City Centre from junction 36 of the M1, 4 miles north. Sheffield City Centre is located 3.5 miles south of the subject property and Rotherham is 5 miles to the east.

The surrounding property is predominantly residential with a range of roadside outlets farther south towards Hillsborough Sheffield Wednesday Football Club.

# DESCRIPTION

The property comprises a detached unit of concrete portal frame with brick elevations underneath a new insulated profile sheet pitched roof and sits on a site extending to 0.4 acres which splits to offer tarmac surfaced car parking to the front and landscaped grass area to the rear which rises from the property to the boundary fence.

The property benefits from robust security features including reinforced metal window bars, perimeter fencing and a modern alarm system.

Internally the property is in good condition, has been decorated throughout and generally well maintained. Heated by a gas central heating system, modern lighting male, female and disabled W/C facilities, storage, office and kitchen area.





## RENT

On application.

## BUSINESS RATES

The property is currently exempt from business rates due to the planning use in place being F1, place of public religious worship.

## EPC

Available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

October 2024

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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