

Upon the instructions of M. Swiers & M.D.W. Hardy as Joint Fixed Charge Receivers

# LONG LEASEHOLD FOR SALE

## FACTORY COMPLEX WITH OFFICES AND YARD

### “BRYTA WORKS”, LITTLE LONDON ROAD, SHEFFIELD, S8 0UJ



- Excellent opportunity to acquire a substantial block of commercial property to the south west of Sheffield city centre.
- Former cardboard carton manufacturing facility extending to a gross internal area of 4,612 sq m (49,643 sq ft) on a net site of 0.5 ha (1.25 acres).
- Would suit a variety of uses, with potential for redevelopment, subject to the relevant consents.

25 Wellington Street Leeds LS1 4WG **0113 221 6000** Fax 0113 221 6200 [sandersonweatherall.com](http://sandersonweatherall.com)

LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



Plan not to scale

### Description

The former headquarters of Joseph Pickering & Sons Limited, a long established manufacturer of packaging products, providing approximately 4,612 sq m (49,643 sq ft) of manufacturing, warehousing and office accommodation, on a net site of approximately 0.5 ha (1.25 acres), 0.57 ha (1.42 acres) gross.

The site would suit a variety of uses to include continued occupation for manufacturing or storage or subdivision for investment.

### Location

To the west of Little London Road, near its junction with Aukley Road and just off the busy Chesterfield Road (A61), one of the primary arterial roads into/out of Sheffield city centre. The River Sheaf is directly to the west. We understand from the outgoing occupier that the property did not suffer from flooding at the time of the last major regional floods in June 2007.

### Accommodation

The accommodation is arranged as follows:

	Gross Internal Floor Areas	
	sq m	sq ft
<b>Ground Floor</b>		
Factory Areas	3,767.8	40,557
<b>First Floor</b>		
Factory Areas	635.2	6,837
Offices	208.9	2,249
<b>Total</b>	<b>4,611.9</b>	<b>49,643</b>

### Business Rates

The property is assessed as "Factory and Premises" to a rateable value of £56,000. Payment is on the basis of the Uniform Business Rate (UBR) which for 2008/2009 rate year is set at 46.2p in the pound, subject to transitional relief, if applicable.

### Town Planning

The site is allocated as a "Business Area" under the Sheffield City Council UDP (adopted March 1998). We recommend that any specific planning related enquiries be directed to the Council.

### Tenure

### Long Leasehold

The property is held under the terms of an underlease for a term of 790 years from 21 March 1955 at a rent of £400 per annum.

### Method Of Sale

Offers in excess of £600,000 are invited for the long leasehold interest. VAT, if applicable, will be charged at the prevailing rate.

### Viewing and Further Information

Viewings by prior appointment with the Sole Agents, Sanderson Weatherall:

Ben Dewhirst (0113 221 6095)  
ben.dewhirst@sandersonweatherall.com

Mark Swiers (0113 221 6096)  
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#### Sanderson Weatherall Limited

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