

On Behalf of A D Rodger Esq & G B Judd Esq - Joint LPA Receivers

For Sale

**Residential Investment Opportunity
Comprising 12 flats and office**

320 - 322 Queens Road
Sheffield
S2 4DL

www.ps2property.co.uk



Contact

For further information or to arrange an appointment please speak to:

Richard Bean
T: 0113 2808025
E: richard.bean@gvagrimley.co.uk

Alex Sweetman
T: 0113 2808025
E: alex.sweetman@gvagrimley.co.uk

- Prominent location close to Sheffield city centre.
- 12 flats
- Ground floor office approximately 500 sq ft
- Combined potential income £33,750 pa
- Offers invited

Location

The property is located fronting Queens Road (A61) which lies approximately 1mile (1.6km) south of Sheffield city centre. Access can be gained via the (A61) which in turns links directly to the (A57) Sheffield Parkway, the main arterial route linking Sheffield to J33 of the M1 motorway network.

The premises are situated towards the southern end of Queens Road close to the intersection with Bramall lane (A621). The river Sheaf also flows adjacent to the rear elevation of the property.

Land uses within the vicinity comprise a mix of residential, retail and warehousing uses. Queens Retail Park lies directly opposite and is home to a number of national occupiers to include Magnet, United Carpets, Poundstretcher, and Netto. B&Q and KFC are also within close proximity.

Description

The property is a 3 storey former warehouse, which has been converted to provide part ground floor offices with 12 self contained one bed flats. The accommodation is arranged with an office suite and 3 flats to the ground floor, 5 flats to the first floor, and 4 flats to the second floor.

Accommodation is to a basic standard.

Accommodation

We have not undertaken a full measured survey but are advised of the following approximate net internal floor areas.

Ground floor office - 46.5 sq m (500 sq ft)

The site extends to approximately 0.02 hectares (0.04 acres).

Occupations

Further details provided on request.

www.gvagrimley.co.uk
08449 02 03 04

 Printed on recycled paper

GVA Grimley Limited Conditions under which Particulars are issued GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4.) All rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO. Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hat,eld, Geographers A Z Map Co Ltd and/or The Automobile Association. For identification purposes only.



Tenure

The property is held long leasehold.

Asking Price

We invite written unconditional offers for the long leasehold interest.

Offers should be accompanied with proof of funding and solicitors details.

Viewing Details

Viewing to be arranged by the sole agent GVA Grimley.

Contact: Richard Bean
Tel No: 0113 2808025

Contact: Alex Sweetman
Tel No: 0113 2808025

Subject to Contract
March 2009

