

FOR SALE



Commercial Investment

Bradfield Road
Hillsborough
Sheffield
S6 2BZ

- Prominent roadside location
- Workshop let to Halfords Autocentres Ltd
- 6 year lease from 26 February 2018
- Current rent: £22,300 per annum
- Potential residential conversion of part
- Current net yield – 5.56%

517.98 sq.m (5,575 sq.ft)

Purchase Price: £380,000



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Bradfield Road, Hillsborough, Sheffield, S6 2BZ



Location

The property is situated fronting Bradfield Road (A6101) approximately 2 miles northwest of Sheffield City Centre. This is a mixed use area comprising retail and residential premises with national retailers represented including Wilko's, Iceland, Farm Foods and KFC.

Description

The property comprises a predominantly single storey workshop premises with a first floor vacant part.

The workshop is of a conventional brick construction with a stone façade supporting a portal frame roof. To the right hand side of the premises is a two storey brick built building under a flat roof. The property benefits from forecourt parking.

The first floor is currently redundant offices. This could easily be adapted for residential purposes (subject to planning)

Accommodation

The property offers the following accommodation:

Ground Floor	Sq.m.	Sq.ft.
MOT testing	409.08	4,403
First Floor		
Vacant offices	108.9	1,172

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Purchase Price

The property is offered at £380,000, which reflects a net initial yield of **5.56%** (based on the current rental income and assumed purchaser's costs of 5.45%).

Town Planning

For town planning purposes, the property is within the administrative area of Sheffield City Council.

It is understood that the workshop has an established use for **B2** (general industrial) and the vacant parts are permitted for **E** use (offices).

Tenancy

The workshop is let to Halfords Autocentres Limited on an FRI lease for a term of 6 years from February 2018. The current rent is £22,300. The lease provides that there shall be a rent review and tenant only break option in February 2021.

Covenant

Halfords Autocentres has over 300 outlets throughout the UK and is the UK's leading MOT, car service, brakes, repairs and tyre specialists. Further information - www.halfordsautocentres.com

A summary of the company's latest's accounts are as follows:

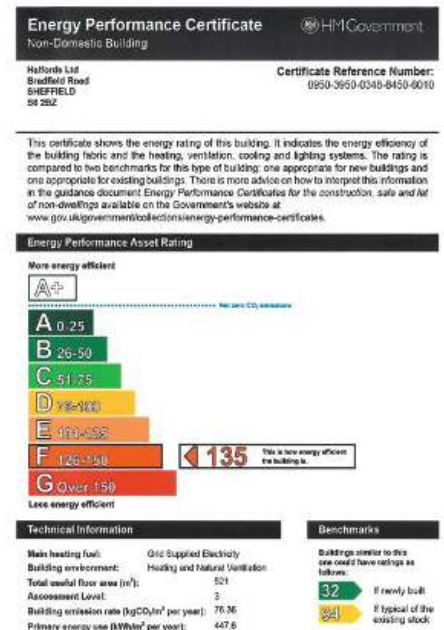
	31 March 2017 (£'000's)	31 March 2016 (£'000's)
Turnover	156,625	152,992
Operating Profit	1,631	3,118
Net Assets	35,266	35,799

VAT

The property is elected for VAT. The intention is for the property to be sold as TOGC.

EPC

Energy Rating **F**.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

James Phillips

jmp@apbleicester.co.uk

Reg Pollock

rp@apbleicester.co.uk

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessor/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.