

### OFFICES

#### TO LET - NEW HIGH SPECIFICATION OFFICES



Approx 1747 sq.ft (162.27 sq.m)  
With 5 On-Site Car Parking Spaces

16 NAPIER COURT, BARLBOROUGH LINKS

- Located amongst a small development of offices constructed in 2005
- High specification two storey office
- Short distance from Junction 30 of the M1

### FOR SALE BY AUCTION

COMMERCIAL INVESTMENTS FOR SALE BY AUCTION TUESDAY 7TH NOVEMBER COMMENCING AT 2pm PROMPT AT THE PLATINUM SUITE, SHEFFIELD UNITED FOOTBALL CLUB (Subject to conditions of sale and unless sold beforehand)



#### LOT 33 42 LONDON ROAD, SHEFFIELD S2 4LR

A substantial mixed commercial/residential property occupying a prominent corner position on one of the main arterial routes into the city centre. The property comprises a corner retail outlet with office and warehouse/showroom accommodation adjoining. In addition there is self contained residential accommodation on the first and second floors which is currently let to students. The ground floor premises are currently let at £15,600 per annum whilst the three flats occupied by a total of twelve tenants with an average weekly rent equating to £49.00

GUIDE PRICE: £500,000

VIEWING: By appointment with the Auctioneers 0114 276 0151

### OFFICES

#### CITY CENTRE OFFICES - TO LET 2200 SQ.FT. (204 SQ.M.)



- Situated above Sheffield's premier serviced office centre - Omnia 1
- Totally flexible terms
- Private car parking

### WAREHOUSE

#### TO LET OAK STREET, OFF LONDON ROAD, SHEFFIELD

#### Warehouse/Distribution Premises



- Ground floor - 5,500 sq.ft;
- Mezzanine 4,100 sq.ft

RENT ON APPLICATION



#### LOT 34 276-278 LONDON ROAD, SHEFFIELD S2 4NA

An attractive three storey property in this increasingly popular location with frontage to London Road. The property is being offered with vacant possession and with benefit of planning consent for the use of the shop as a restaurant.

GUIDE PRICE: £350,000

VIEWING: Saturdays 14th, 21st, 28th October & 4th November at 2.30pm prompt

Wednesdays 18th, 25th October & 1st November at 2.30pm prompt



#### LOT 29 945 ECCLESALL ROAD BANNER CROSS SHEFFIELD S11 8TL

A substantial stone fronted terraced being the last house on the left hand side before the main shopping parade at Banner Cross. Full Planning consent has recently been granted to form a ground floor sales shop (approx 47 sq metres) with an apartment occupying the first and second floors with two bedrooms each having their own en-suite shower rooms

GUIDE PRICE: £175,000+

VIEWING: Saturdays 14th, 21st, 28th October & 4th November at 12.00 noon prompt

Wednesdays 18th, 25th October & 1st November at 12.00 noon prompt



#### LOT 32 81-83 MIDDLEWOOD ROAD, HILLSBOROUGH, SHEFFIELD S6 4GX

A double fronted retail unit with two self contained one bedroom flats above located close to the tram stop in this busy shopping centre. The sales shop is currently let at £12,000 per annum by way of a six year lease from June 2006 whilst the two flats are let until January and May of 2009 at £325 per calendar month.

GUIDE PRICE: £200/225,000

VIEWING: External inspection only

### OFFICES

#### REGENCY HOUSE PRIME CITY CENTRE OFFICES TO LET



#### 2 PARADISE STREET, SHEFFIELD

- Approx 2,000 sq.ft
- Flexible Terms - Rent on Application

#### ROCKINGHAM COURT, ROCKINGHAM STREET, SHEFFIELD



- High quality city centre offices to let
- Fully air conditioned
- On site basement car parking
- Only 2 floors remaining-ground floor 5,781 sq.ft - fourth floor 3,461 sq.ft

### RETAIL

#### FOR SALE - FREEHOLD PREMISES WITH HOT FOOD TAKEAWAY CONSENT



#### 41 WORKSOP ROAD SWALLOWNEST

- Prominent position on Worksop Road at the corners of Manvers road
- Sales Area - 87.98 m<sup>2</sup> (946 ft<sup>2</sup>)