

TO LET

PROMINENT ROADSIDE SHOWROOM

Former Hancock & Lant,

Unit 2, 164-170 Queens Road, Sheffield, S2 4DH



LOCATION

Located directly opposite B & Q, this showroom property benefits from an extensive frontage to Queens Road (A61), one of Sheffield's main arterial roads leading south out of the city towards Dronfield and Chesterfield.

Situated immediately adjacent to **Screwfix** and **Dulux Paints**, and within close proximity to **B & Q**, **Queens Road Retail Park** and **KFC**, the premises is situated in an established retail and trade counter location.

DESCRIPTION

The premises has heating and lighting and is arranged over ground floor providing the following floor area.

Front showroom	3,415 sq ft (317.25 sq m)
Side showroom	3,602 sq ft (334.67 sq m)
Rear offices & ancillary rooms	708 sq ft (65.78 sq m)
Warehouse	1,113 sq ft (103.37 sq m)

Total area: 8,838 sq ft (821.07 sq m)

Shared customer car parking and servicing is provided to the rear of the premises, accessible from Priestley Street.

USER

The premises have been used for many years as a retail/showroom unit with ancillary offices and warehouse, and therefore retail use is considered the most likely. Other uses

such as road side or trade counter may be permitted, but interested parties are advised to make their own enquiries with the local planning authority.

TERMS

The premises is available by way of a new FR & I Lease, subject to upward only rent reviews at the end of each 5th year of the term. A Service Charge will be payable.

RENTAL

Rental (exclusive of Service Charge) upon application.

RATING

We have been informed by the local rating authority that the property is assessed on the following basis.

Rateable Value (2010): £49,000

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

FOR FURTHER INFORMATION & VIEWING

Strictly by appointment through the joint agents:

Pudney Shuttleworth, 25a Park Square West, Leeds, LS1 2PW

Contact: Michael Pudney
Direct Line: 0113 203 1131
Email: mp@pudneyshuttleworth.co.uk

Knight Frank, St Peters, Hartshead, Sheffield, S1 2EL

Contact: Tim Bottrill
Tel: 0114 2729750
Email: tim.bottrill@knightfrank.com

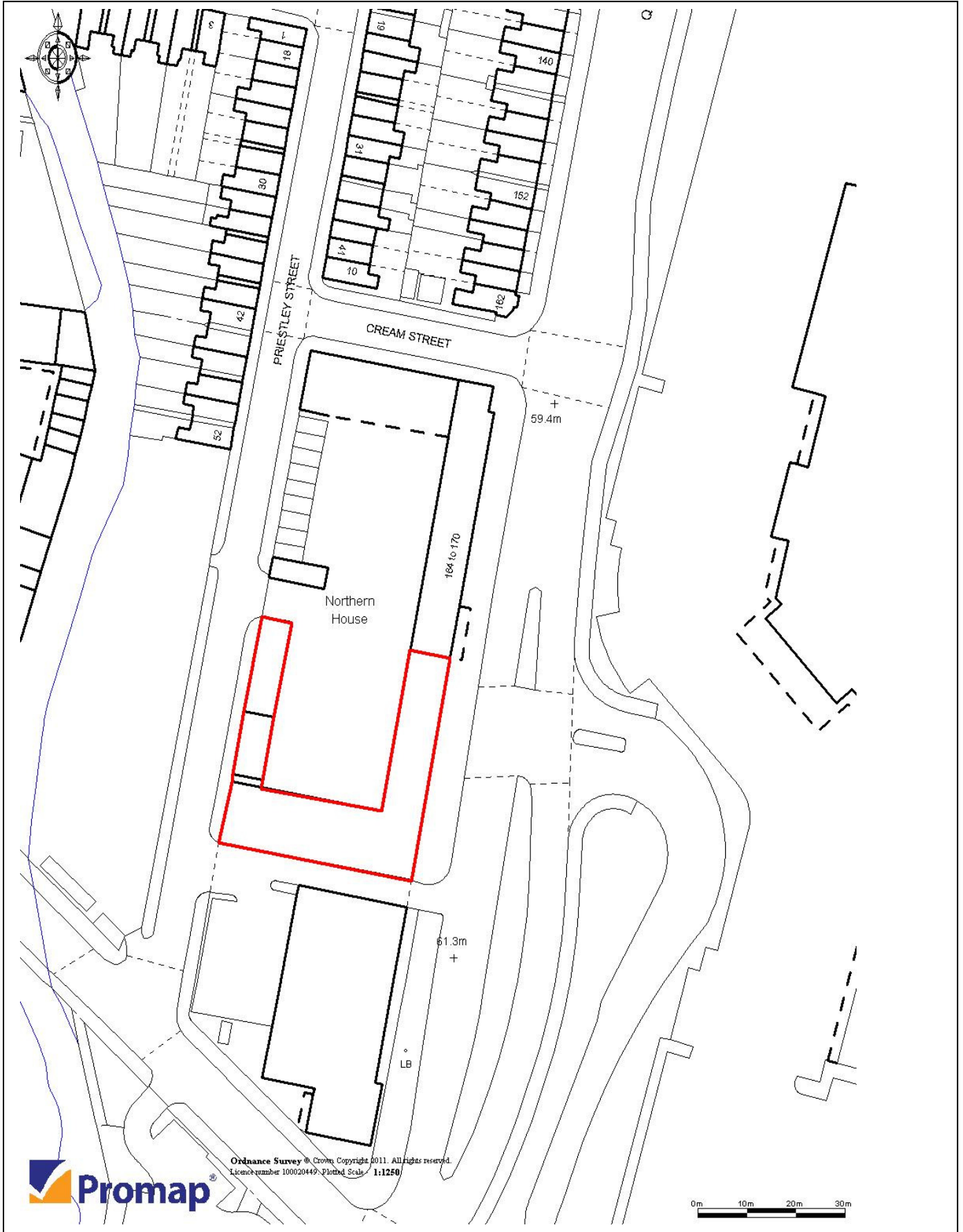
**SUBJECT TO CONTRACT
& WITHOUT PREJUDICE**

August 2011



LOCATION PLAN





Pudney Shuttleworth Ltd, 25A Park Square West, Leeds, LS1 2PW www.pudneyshuttleworth.co.uk

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