

White & Co

CHARTERED SURVEYORS



**FOR SALE**

**BUILDERS YARD, STORES & OFFICES**

**MANOR LAITH WORKS  
207A CITY ROAD  
SHEFFIELD  
S2 5HG**

[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)

## LOCATION

The property stands at the junction of City Road and Manor Laith Road and lies approximately 1 mile south east of Sheffield City Centre.

## DESCRIPTION

The property comprises a two storey office building, together with attached workshop and outside storage areas currently utilised as a builders yard. There is vehicle standing together with an outside store room and a secure compound. There are two advertising hoardings to the front of the site.

## ACCOMMODATION

The property has the following Net Internal Floor Area:

	Sq M	(Sq Ft)
Ground Floor Offices	24.9	(268)
First Floor Offices	22.5	(242)
Workshop	45	(484)
Outside Store	17.3	(186)
<b>Total</b>	<b>109.7</b>	<b>(1,180)</b>

The overall site area extends to approximately 0.06 Ha (0.16 Acres).

## TENURE

The tenure of the property is freehold.

There are two advertising hoardings to the front boundary. We understand that the total rent passing is £220.00 per quarter.

## PLANNING

The property may have redevelopment potential for residential use, though interested parties are advised to make their own enquiries and verifications.

## VIEWING

By prior arrangement with the sole agent Jason White.

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Subject to Contract.

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