

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



COMMERCIAL PREMISES

204 CRICKET INN ROAD, SHEFFIELD – S2 5AT

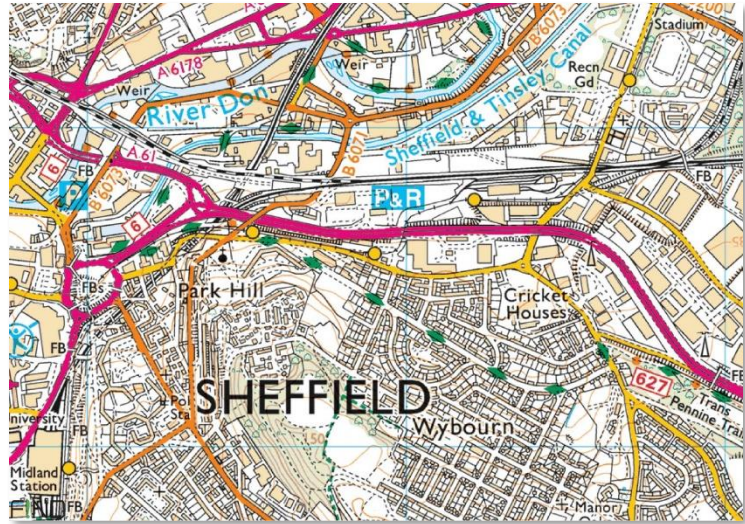
- Substantial building most recently trading as Wybourn Hotel
- Located with frontage to Cricket Inn Road
- Accommodation over two floors comprising 206.52 sq m (2,223 sq ft)
- Potential for a variety of uses including retail, leisure, community, etc. (STP)
- Rental incentives will be offered for the right tenants in consideration of tenant fit out

TO LET

LOCATION

The property is located on Cricket Inn Road, east of Sheffield approximately 1.5 miles from Sheffield City Centre. Sheffield Supertram (Cricket Inn Road) is located opposite the property and there are also bus links from Cricket Inn Road/Cricket Inn Crescent.

Notable occupiers nearby include Parkway Retail Park (which includes Greggs, Iceland, Subway and Matalan), Cricket Inn Industrial Estate and various local trades. There are also a number of residential properties within the area.



DESCRIPTION

The property comprises a two storey building of brick and artificial slate construction. The property has most recently traded as the Wybourn Hotel public house.

The available accommodation includes a ground floor sales area with WC facilities to the rear. The first floor was most recently used as living accommodation. The internal accommodation requires an extensive fit out and is in shell condition.

Externally there is a front area that was used as a seating area, side parking area, garage and rear loading area.

ACCOMMODATION

| Description | Area (sq m) | Area (sq ft) |
|--------------------|---------------|--------------|
| Ground Floor | 156.45 | 1,684 |
| First Floor | 50.07 | 539 |
| TOTAL (NIA) | 206.52 | 2,223 |

PLANNING

The property has most recently been used a public house. We would anticipate the property would be suitable for a variety of other retail, leisure and community uses, although we would recommend interested parties make independent enquiries.

TERMS/RENT

The property is available by way of a new internal repairing and insuring lease on terms to be agreed at an asking rent of **£15,000 per annum**

BUSINESS RATES

The premises have a rateable value of £9,250. The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit: www.gov.uk/calculate-your-business-rates

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

Each party is to be responsible for their own costs.

We are informed VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Rating C

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents –

Mark Jenkinson and son - Jake Bond

Tel: 0114 276 0151
Email: jake@markjenkinson.co.uk

SMC Commercial - Francois Neyerlin

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Disclaimer – September 2021

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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