



TO LET



# Sales Forecourt, Offices, Secure Compound & Various Buildings

## SUPER PRIME LOCATION

33 Penistone Road North, Wadsley Bridge, Sheffield S6 1LP

The site is located on a major arterial route in and out of Sheffield city centre with over 50,000 vehicles passing the site daily.

- Capacity to display approximately 120 vehicles or alternative use.
- Outstanding location for a multitude of opportunities.
- Land size: Approximately 0.84 acres.





### Location

This property represents an extremely rare opportunity for high passing traffic and pedestrian footfall with the following key benefits:

- 50,000+ vehicles passing the property daily.
- Located on a major arterial route opposite Sainsburys supermarket.
- Vehicle access from both directions of the dual carriageway.
- Adjacent to 24/7 Gym with regular vehicle and pedestrian traffic.
- Sheffield Wednesday Football Stadium within 950 meters of the property attracting CIRCA 1m visitors per year.
- Significant businesses and housing around the property.

### Description

- Forecourt capacity to display approx 80 vehicles with additional forecourt to display approx 40 more vehicles.
- Sales office with five offices, two kitchens and separate WC approx 7.5m x 10.5m.
- Storage container converted to offices with kitchen area and WC approx 2.5m x 6.2m.
- One double steel building approx 7.2m x 9.2m.
- One double garage approx 7.3m x 7.8m.
- Two single garages approx 4.5m x 7.5m.
- Shelter approx 5.0m x 7.5m.
- Two separate access points with remote control electric sliding gates.
- Secure perimeter fencing, security bollards and flood lighting.

### Lease terms

The site is available by way of a new lease agreement.