



Asking Price: £600,000

For Sale by Private Treaty

Freehold Office

2 Waterside Court
Bold Street
Sheffield
S9 2LR

OVERVIEW

A two storey office building with a communal entrance on the ground floor, where there is a lift and stairs to the first floor. There is a good size kitchen area on the ground floor.

Both the ground and first floor offices have separate access from within the central core to the front elevation. There are ladies and gents toilets on each floor, plus a disabled toilet on the ground floor.

There is good natural light to most of the building. Heating and cooling is by way of gas central heating and air-conditioning units.

The property is located on the north-west side of Bold Street, between Amberley Street to the south and Janson Street to the north.

Junction 34 of the M1 is less than two miles to the north east and Sheffield city centre is 3 miles to the south-west.

Floor Area

Ground floor: 337.41 m2 / 3,632 ft2
First floor: 340.65m2 / 3,666 ft2
Total: 678.06 m2 / 7,298 ft2

Rateable Value

The property has a rateable value of £53,000 with effect from 1 April 2023.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0853-5215-9446-9300-9115>

Services

We understand the property has mains gas, electricity, water & drainage.

Tenure

Long leasehold - for a term of 999 years from 30 December 2022.

VAT

No VAT payable on the purchase price.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or

FEATURES

- For Sale by Private Treaty
- Sale on behalf of the joint administrators
- Modern detached two storey offices
- Long leasehold - 999 years
- Air-conditioning & gas central heating
- Asking price: £600,000
- Vacant two storey offices
- 16 onsite car parking spaces
- Lift access to the first floor
- Predominantly open plan space

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