

FOR SALE

Land

**Lambert
Smith
Hampton**

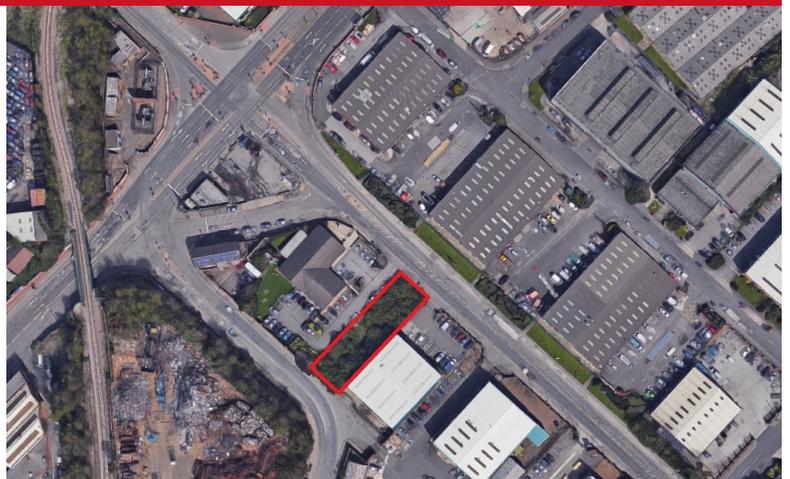
Freehold Development Land

Site Adjacent To PDSA, Newhall Road, Sheffield S9 2QL



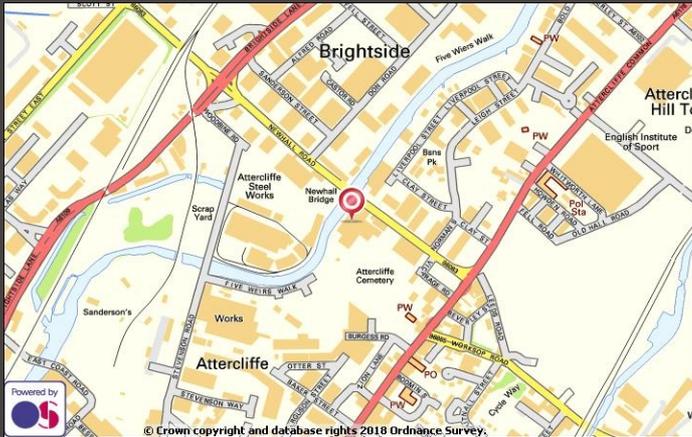
0.17 Acres (0.07 Hectares)

- ✓ Freehold Site
- ✓ Desirable and established commercial location
- ✓ Roadside frontage
- ✓ Suitable for a variety of uses STP



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S9 2QL



LOCATION

The site is located on Newhall Road adjacent to the PDSA Pet Hospital and close to its junction with Brighton Lane (A6109) which is one of the main arterial routes from Sheffield City Centre to Meadowhall Shopping Centre and Junction 34 M1.

The immediate surrounding area is an established commercial location with Newhall Industrial Estate being located directly opposite to the subject site which is home to a number of national and regional occupiers.

DESCRIPTION

The subject premises comprises a regular shaped piece of land adjacent to the PDSA Pet Hospital which is currently overgrown with vegetation. The topography is flat and level and the boundary is currently fenced and therefore secure.

- Freehold Site
- Desirable and established commercial location
- Roadside frontage
- Suitable for a variety of uses STP

ACCOMMODATION

The site benefits from the following gross area:

Site area	Acres	Hectares
Site Area	0.17	0.07
Total	0.17	0.07

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

PLANNING

The property is designated as an 'Industrial Area' as per the local development framework. Interested parties are advised to make their own enquiries to the local planning authority.

TERMS

The freehold interest of the subject site is available at a guiding price of £100,000 excl. Further information on title is available on request.

18-Apr-2018

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VIEWING & FURTHER INFORMATION

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