



30 Rowland Road

Sheffield, S2 4UH

## STORAGE / WORKSHOP PREMISES WITH PARKING

1,775 sq ft  
(164.90 sq m)

- Self contained building
- Suitable for a number of uses (STP)
- Electric roller shutter



# 30 Rowland Road, Sheffield, S2 4UH

## Summary

<b>Available Size</b>	1,775 sq ft
<b>Price</b>	£150,000
<b>Rateable Value</b>	£7,500 The property may qualify for full rate relief
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (83)

## Description

The property comprises a detached brick built building under a part flat and part pitched roof. Access to the property is from Rowland Road via a double door entrance. The building benefits from electric roller shutters to the front. To the side of the property is a small car parking area that forms part of the demise. The property would be suitable for storage or workshop use. Planning was previously granted to redevelop the site to create a modern two storey warehouse.

## Location

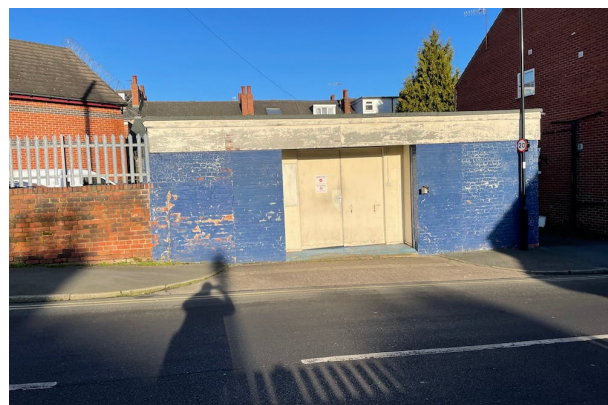
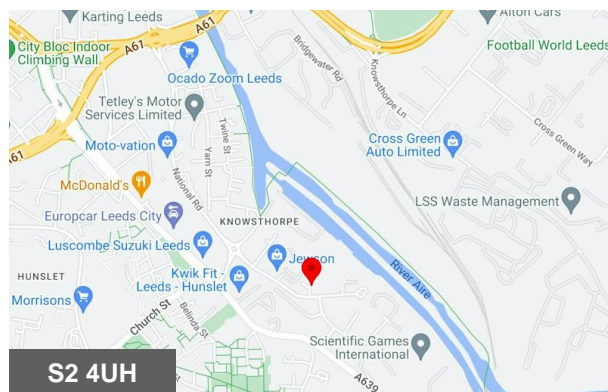
The property is prominently situated on Rowland Road just off Bramall Lane close to Sheffield City Centre. This area has a mixture of residential and commercial buildings.

## Terms

The property is available for sale freehold with full vacant possession. The quoting price is £150,000.

## Planning

We believe the property currently has B8 Storage use however recommend interested parties make their own enquiries via the local authority.



## Viewing & Further Information



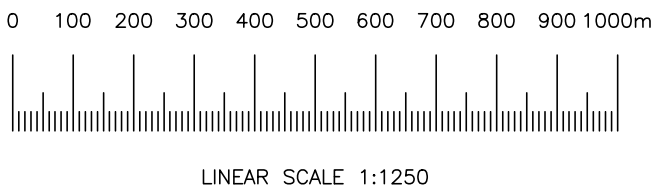
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STOAS Architects  
**PLANNING ISSUE**

CLIENT **MR J EADES, DISCOUNT BEDS**

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PROJECT **NEW WAREHOUSE. 30 ROWLAND RD SHEFFIELD. S2 4UH**

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TITLE **SITE LOCATION PLAN**

**STOAS**  
ARCHITECTS

1 DUNSTON PLACE - DUNSTON ROAD - CHESTERFIELD - S41 8NL - TEL 01246 389 860  
216 FORT DUNLOP - FORT PARKWAY - BIRMINGHAM - B24 9FD - TEL 0121 747 1943

SCALE **1:1250 @ A4**      DRAWN **DCM**

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DATE **10.01.2017**      CHECKED **JW**

NORTH      DWG No.      REV

      **16-2485-P001**      **-**

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