

SAVILE BUSINESS PARK

Attercliffe Road, Sheffield S4 7WW



Highly Reversionary Multi-let industrial and trade counter investment



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INVESTMENT SUMMARY

FULLY LET INDUSTRIAL / TRADE COUNTER SCHEME EXTENDING TO

37,402 SQ FT GIA

STRATEGICALLY POSITIONED ON A PROMINENT ISLAND SITE
BETWEEN TWO ARTERIAL ROUTES INTO SHEFFIELD CITY CENTRE

ISLAND SITE
WITH A GROSS
SITE AREA OF

3.17 ACRES

CURRENT PASSING RENT
£301,815 EQUATING A
LOW RATE OF JUST

£8.07 PSF

WAVELT OF

TO EXPIRES
AND 3.5 YEARS
TO BREAKS

6.8 YEARS

SIGNIFICANT SCOPE FOR REVERSION IN THE SHORT
TERM WITH UPCOMING LEASE EVENTS ACROSS THE
MAJORITY OF THE ESTATE WITHIN THE NEXT 18 MONTHS

ABOVE AVERAGE PARKING AND YARD PROVISION IN ADDITION TO A LARGE
(0.5 ACRE) COMMUNAL CAR PARK WHICH HAS SCOPE FOR FUTURE
DEVELOPMENT (SUBJECT TO NECESSARY PLANNING CONSENTS)

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF

£4,700,000

(FOUR MILLION AND
SEVEN HUNDRED
THOUSAND POUNDS)

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT. A PURCHASE AT
THIS LEVEL EQUATES TO A NET INITIAL YIELD OF 6.03% ASSUMING
STANDARD PURCHASER'S COSTS OF 6.58%.



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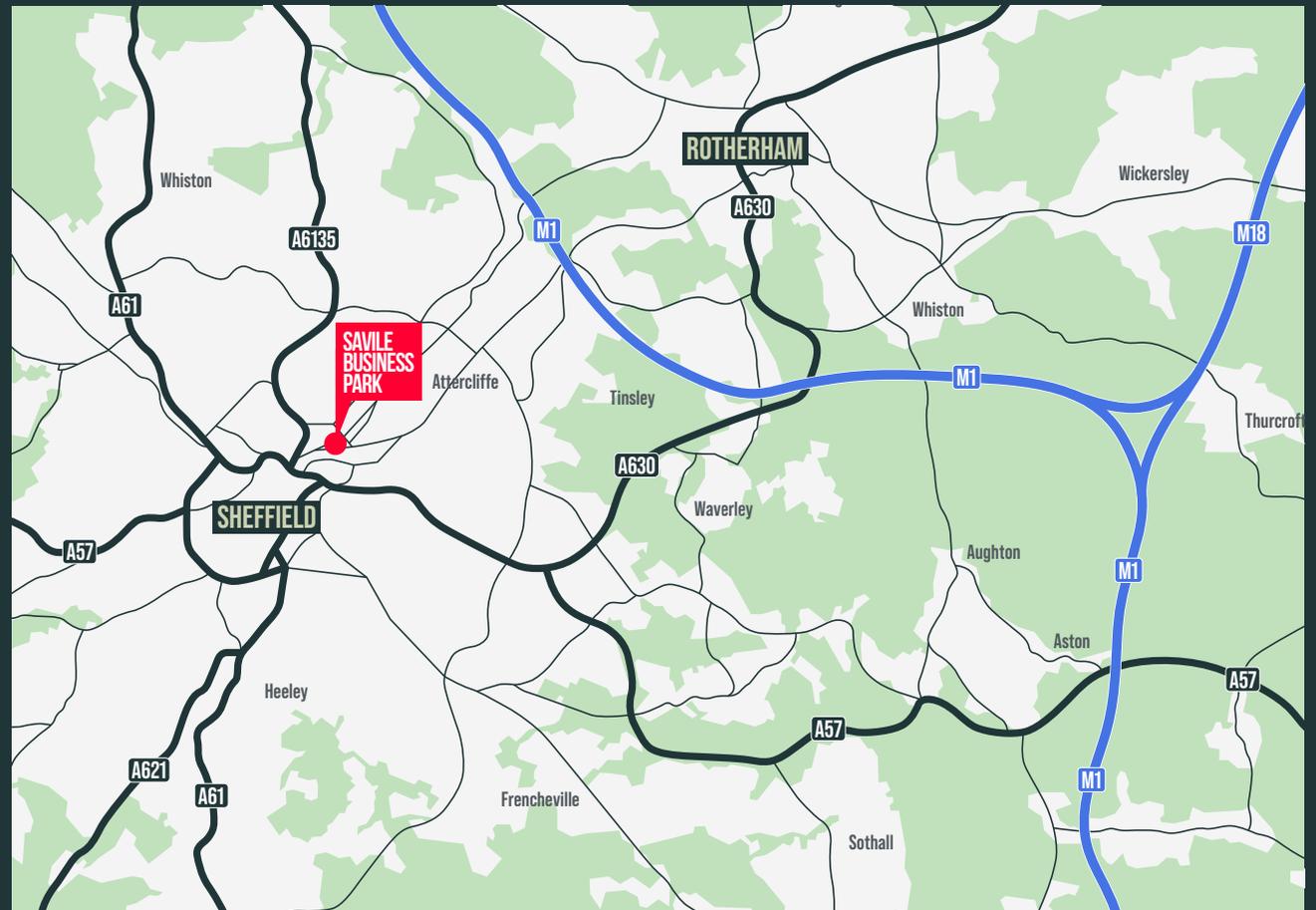
DESCRIPTION

The property comprises a highly prominent industrial / trade counter scheme.

The property extends to a total Gross Internal Area (GIA) of 37,839 sq ft, currently divided into 6 units. Units are of steel portal frame construction and provide a cleared height of 6.8m.

LOCATION

The site is strategically positioned between two arterial routes into Sheffield, Savile Street (A6109) to the north an Attercliffe Road (A6178) to the south, benefitting from outstanding prominence and visibility in an area of substantial traffic flow. The property is positioned approximately 1 mile to the north east of Sheffield City Centre and 2.5 miles south west of Junction 34 of the M1 motorway.

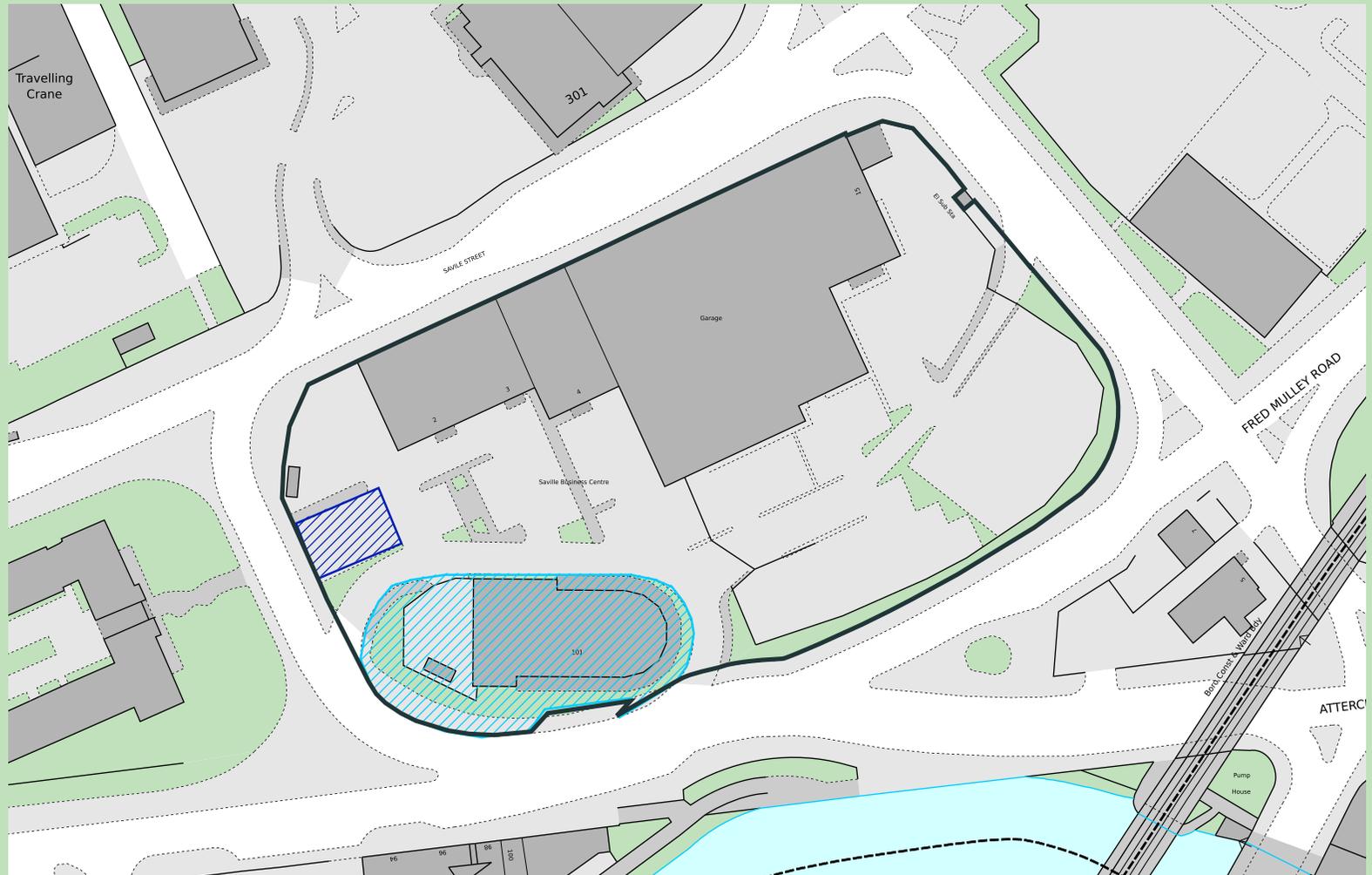
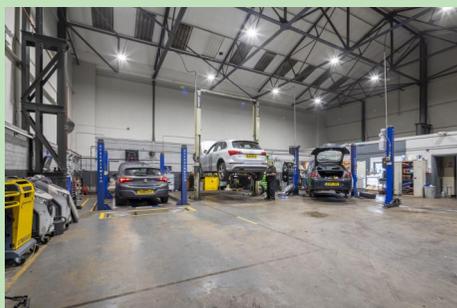


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TENURE

999-year Long Leasehold (virtual Freehold) with an option to buy the Freehold any time from 2030 onwards for £1.00. Gross site area of 3.17 acres.

Net site area of approximately 2.67 acres net of Unit 1 (shaded light blue) and additional parking (shaded dark blue) sold off to Kyocera Unimerco Tooling Ltd on 992, and 125 year Long Leaseholds respectively.



For indicative purposes only

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TENANCY

The property is fully let to 6 tenants with a Weighted Average Unexpired Lease Term of 6.8 years to lease expiries and 3.5 years to breaks. At a passing rent of £301,815 per annum (an average rent of just £8.07 per sq ft) the property is substantially under rented, with several upcoming lease events presenting a significant opportunity to access the reversion.

UNIT	TENANT	SIZE (SQ FT)	LEASE START	LEASE END	LEASE BREAK	CONTRACTED RENT	RENT PER SQ FT	RENT REVIEW	COMMENTS
2	Halfords Autocentres Ltd	3,170	20/06/2012	19/06/2027	-	£25,500	£8.04	-	-
3	Sytner Vehicles Ltd	3,102	15/01/2025	14/01/2035	15/01/2030	£28,215	£9.10	-	Schedule of Condition
4	Lincs Electrical Wholesalers Ltd	4,176	25/11/2023	24/11/2026	-	£31,100	£7.45	-	Tenant in occupation since 2014 - looking to extend lease
A/B	Grip-UK Ltd	15,325	01/06/2021	31/05/2036	01/06/2031	£115,000	£7.50	01/05/2026	RPI linked review (1% - 3%) Service Charge Cap (£2,000 pa) increased annual in accordance with RPI
C	Screwfix Direct Ltd	7,115	17/12/2021	16/12/2031	17/12/2026	£57,000	£8.01	01/11/2026	Schedule of Condition, 3 month break notice 3 month rent free if break not exercised
D	Westbourne Professional Ltd	4,514	01/06/2021	31/05/2031	-	£45,000	£9.97	01/05/2026	Schedule of Condition June 2026 break notice not served
TOTAL		37,402				£301,815	£8.07		

Service charge information available on request



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EPC

Copies of EPC certificates are available on request.

VAT

The property has been elected for VAT, and it is therefore anticipated that the transaction will be treated as a transfer of a going concern.

AML

In accordance with Anti-Money Laundering regulations, any purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

PROPOSAL

We are instructed to seek offers in excess of £4,700,000 (Four Million and Seven Hundred Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level equates to a Net Initial Yield of 6.03% assuming standard purchaser's costs of 6.58%.

VIEWING

Strictly by prior appointment with the sole agents:



CONNOR ROGERS
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07557 895735

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

JLL for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of JLL has any authority to make any representation of warranty whatsoever in relation to this property. **February 2026.**

