

## The Stock Building, Joiner Street Sheffield, South Yorkshire S3 8GW

lot 49

Office Investment/ Redevelopment Opportunity (subject to consents) with Majority Vacant Possession

- Suitable for owner occupation
- Active management opportunity
- Residential redevelopment potential (subject to consents)
- Riverside Quarter and Wicker Riverside Developments and West Bar Scheme are located nearby
- Eight Week Completion Period Available

Rent  
**£24,600**  
per annum  
exclusive  
with 4  
Floors to be  
Let



On behalf of  
Joint LPA Receivers

### Location

**Miles:** 0.5 miles north of Sheffield city centre  
10 miles south-west of Rotherham  
15 miles north-east of The Peak District National Park  
**Roads:** A57, A61, M1 (Junction 34)  
**Rail:** Sheffield Rail Station (Direct to London St Pancras International – 2 hours and 8 minutes)  
**Air:** Manchester International Airport

### Situation

Joiner Street is situated to the north-east of Sheffield city centre almost adjacent to the River Don. The new Sheffield Inner Relief Road (A61) is situated a short distance to the north. The immediate vicinity benefits from The Riverside Quarter, Wicker Riverside and West Bar new office and residential developments. Nearby occupiers include the New Testament Church, Sheffield Law Centre, Baker Blower Engineering and Sheffield Testing Laboratories.

### Description

The property comprises a five storey office building with three car parking spaces. The property benefits from a ground floor A3 retail unit fronting Joiner Street.

### Tenure

Long Leasehold. Held for a term of 197 years from 25th March 1936 until 25th March 2133 at a fixed rent of £7 per annum exclusive.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	62.43 sq m (672 sq ft)	<b>VACANT POSSESSION</b>			
First	Office	178.00 sq m (1,916 sq ft)				
Second	Office	178.10 sq m (1,917 sq ft)				
Third	Office	190.45 sq m (2,050 sq ft)	<b>SWANKE HAYDEN CONNELL INTERNATIONAL LIMITED (i)</b>	5 years from 24/07/2009	£24,600	
Fourth	Office	190.45 sq m (2,050 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>799.43 sq m (8,605 sq ft)</b>			<b>£24,600</b>	

(i) Swanke Hayden Connell International Limited are an internationally renowned architects with offices worldwide including New York, Moscow, London and Shanghai. (www.SMCA.com)

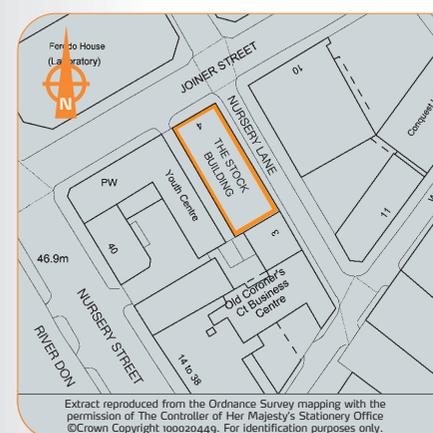
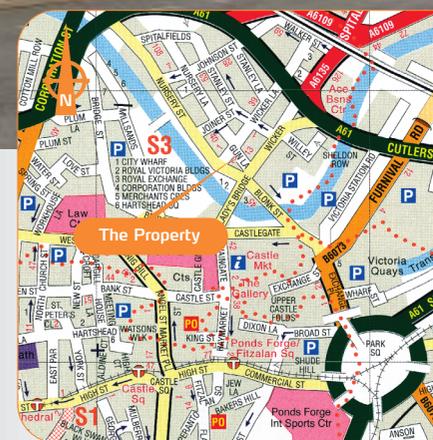
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### Solicitors:

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