

HUNTERS®

HERE TO GET *you* THERE



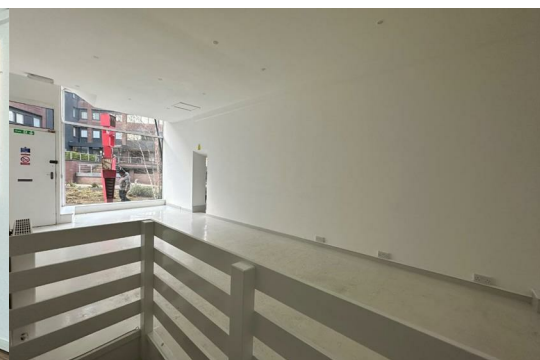
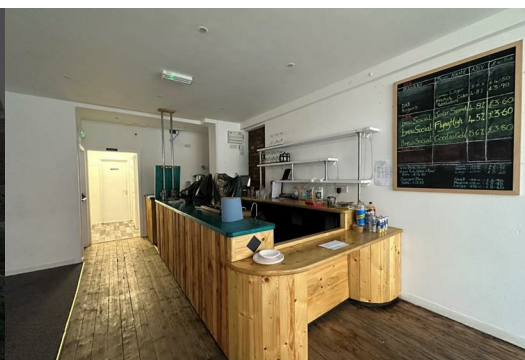
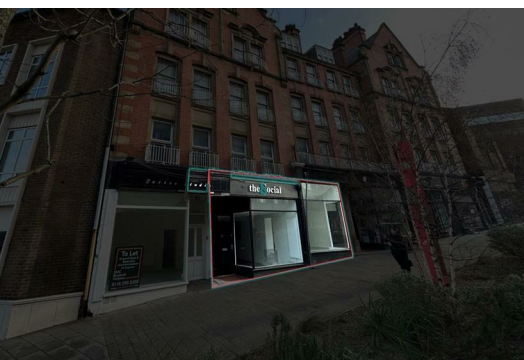
Snig Hill

Sheffield, S3 8NB

£2,000 Per Month



Hunters are proud to present to the market this large commercial unit situated on Snig Hill, Sheffield. This commercial property is within walking distance of the busy Sheffield city centre. The property briefly comprises of two shop fronts, two W/C's, and five large cellar rooms which are fully damp proof. For more information on this brilliant business opportunity call Hunters Barnsley.



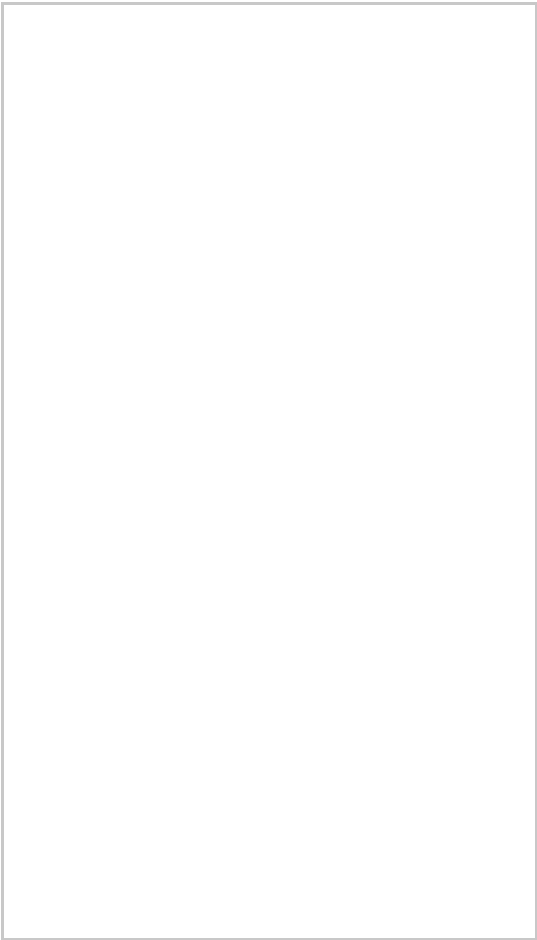
Commercial unit (Ground floor)
Entering the unit through a hard wood door into the first shop front which has a W/C to the rear and access to the cellar. Also with exposed original flooring and giving access to the second shop front which has concrete flooring and also provides access to the cellar.

Commercial unit (Callar)
The cellar has five separate rooms which are fully damp proof and also a downstairs W/C.

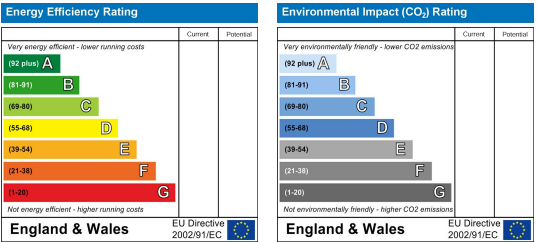
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.