



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E
3-5 Church Street, Sheffield, S1 1HF



Price: Offers over £575,000

Total Floor Area

9,910 Sq ft / 921 Sq M

**UNDER
OFFER**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

07977 278229

jmoss@barkerproudlove.co.uk

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

In partnership with:





Location:

Sheffield is the biggest city in South Yorkshire with a population in excess of 500,000. It is logistically well positioned being at the junction of the M1 and M18 motorways, together with having a mainline rail station which connects to London in under 2 hours.

The subject property is well located on Church Street close to its junction with Fargate which is the main retail pitch in the city. Surrounding occupiers include McDonalds, Tesco and Caffè Nero, together with a mix of other uses such as bars, offices and residential.

The Grade II property is a mid-terrace purpose-built bank, dating from the late 18th century comprising a mix of retail and office accommodation laid across ground, first, second and third floors, plus basement.

The property represents an excellent redevelopment opportunity in the heart of the City to a wide range of uses such as residential, offices, hotel, retail and leisure subject to obtaining the necessary planning consents.

Sale Price:

Offers over £575,000

Tenure:

Freehold.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:

	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	4,063	377.50
First Floor	1,030	95.70
Second Floor	2,795	259.70
Third Floor	256	23.80
Basement	1,765	164.00
<u>Total</u>	<u>9,910</u>	<u>920.70</u>

Business Rates:

The premises currently has a Rateable Value of £64,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We understand that no VAT is payable on the purchase price.

Date prepared:

December 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

