

For Sale



Sheffield

669 Ecclesall Road, S11 8PU

Total Area: 3,190 sq ft (297 sq m)

Offers in the Region of: £450,000

Location & Description:

- The subject property is positioned on the corner of Ecclesall Road and Sharrow Vale Road, within the Hunter's Bar area of Sheffield. Hunter's Bar is a very popular, densely populated student area, approximately 1.5 miles south west of the city centre.
- The subject property is positioned at the western end of the busy thoroughfare Ecclesall Road which is home to a number of pubs, restaurants, cafes and retail shops, such as Mowgli Street Food, Pollards, Urban Burger, Porter Brook Greene King pub, Trib3, Nando's and Sainsbury's Local.
- The premises comprise main banking hall and offices at ground floor with offices, staff area and storage at first, second and basement floors.
- The upper floors are suitable for conversion to residential use subject to obtaining the necessary planning consents.

Demise:

Ground Floor	1,170 sq ft (108.71 sq m)
Ground Floor Ancillary	172 sq ft (16.00 sq m)
Basement Ancillary	401 sq ft (37.30 sq m)
First Floor Ancillary	908 sq ft (84.40 sq m)
Second Floor Ancillary	539 sq ft (50.10 sq m)
Car parking space	1

Price:

Offers in the region of £450,000.

Tenure:

Freehold for sale with vacant possession.

VAT:

We have been advised the property is not subject to VAT. Buyer is to make their own enquiries.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £37,250.

Date Prepared:

May 2025

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.

For further information and to register and stay up-to-date with this property please click the image below.

**Contact Us:**

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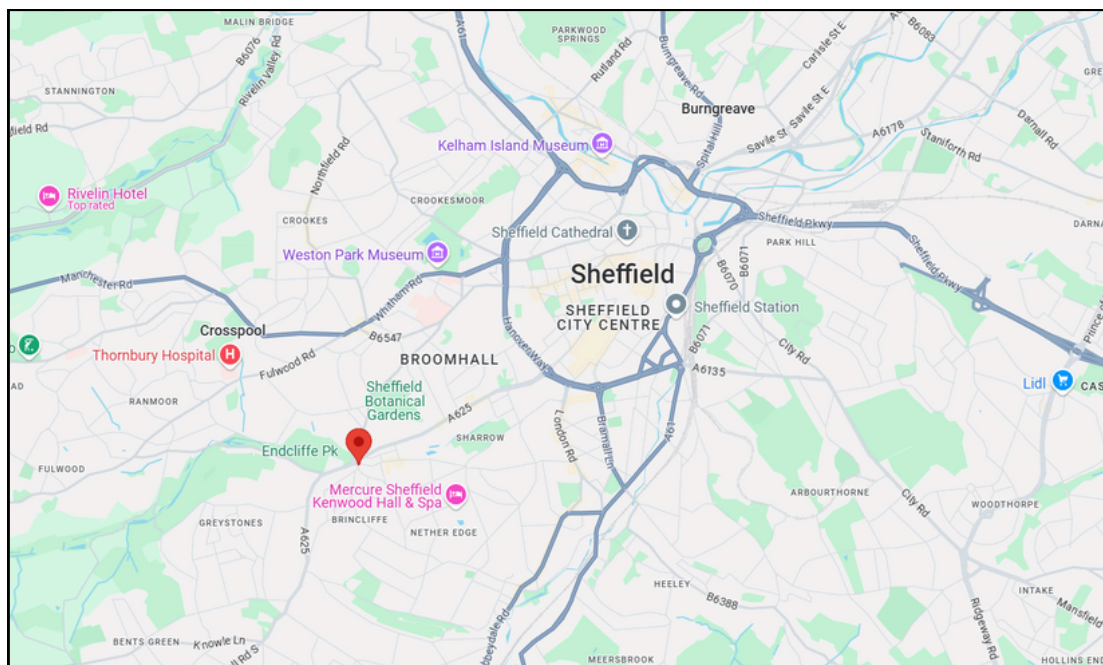
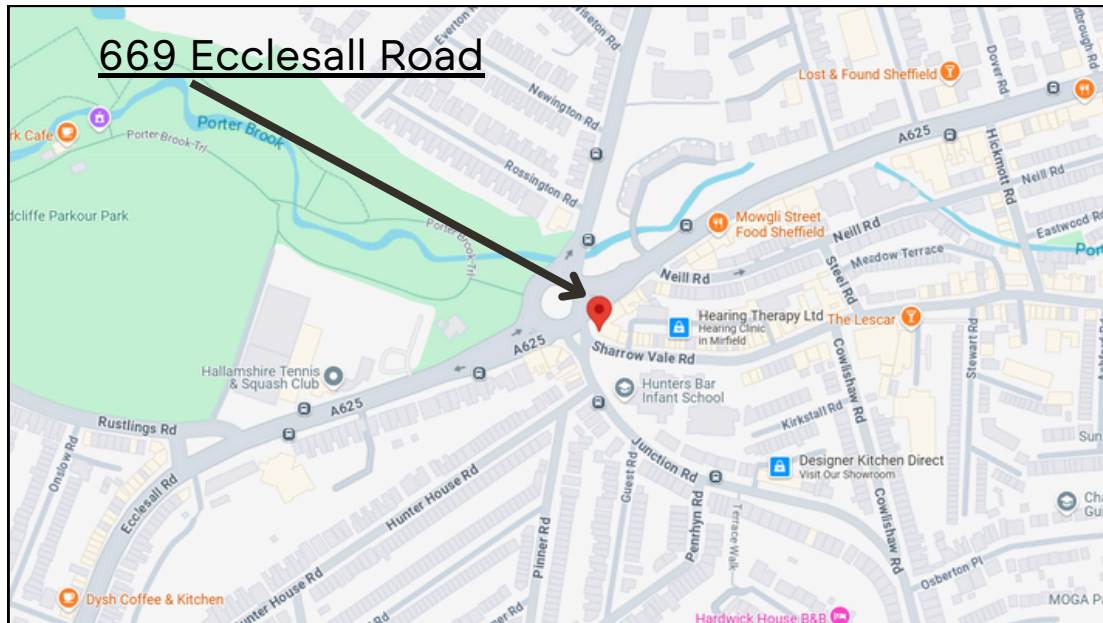
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In partnership with:





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