

For Sale



Sheffield

145 Attercliffe Common, S9 2XB

Total Area: 2,602 sq ft (242 sq m)

Offers in the Region of: £195,000

Location & Description:

- The subject building is situated on Attercliffe Common within the Lower Don Valley, some 3 miles north east of Sheffield city centre and 1.7 miles to the south west of Junction 34 of the M1 Motorway.
- The surrounding area comprises a mix of retail uses such as wholesalers, car showrooms, sports and educational facilities, including the English Institute of Sport and UTC Sheffield Olympic Legacy Park.
- Suitable for conversion to a wide variety of uses subject to the necessary planning consents.
- Property includes adjacent car park for up to 12 cars.

Demise:

Ground Floor	1,427 sq ft	(132.60 sq m)
First Floor	901 sq ft	(83.70 sq m)
Basement	273 sq ft	(25.40 sq m)
Car Parking Spaces	12	

Price:

Offers in the region of £195,000.

Tenure:

Freehold with vacant possession.

EPC:

Available upon request.

Legal & Professional Fees:

Each party are to bear their own costs.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

Rateable Value:

Rateable Value (April 2026) – £10,250.

Date Prepared:

June 2026

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, request a viewing and stay up to-date with this property please click the image below.



Contact Us:

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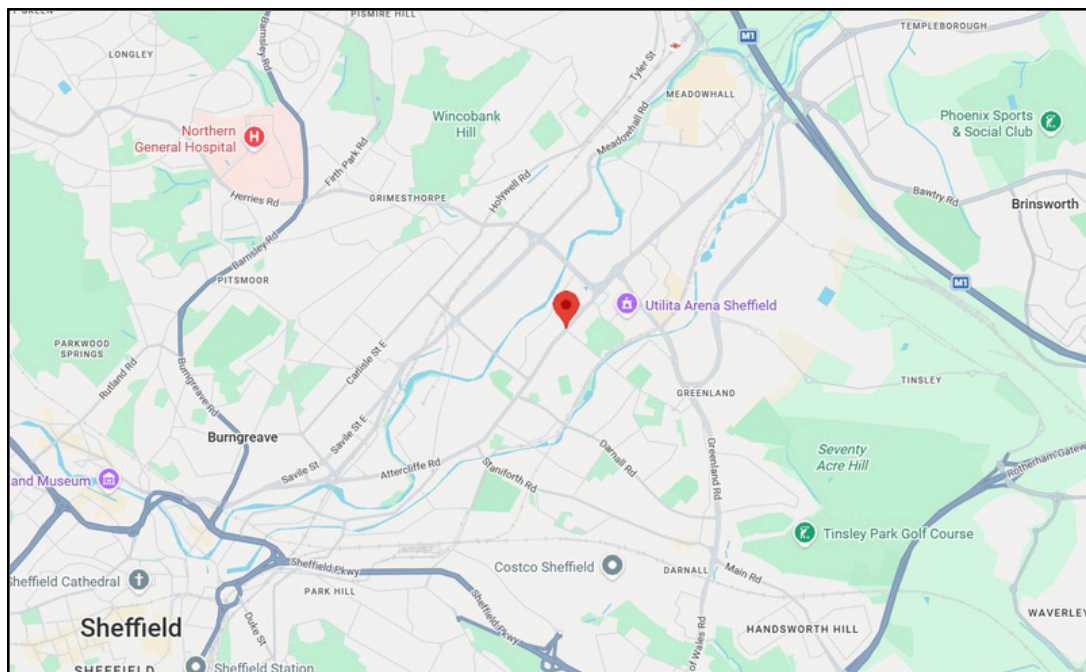
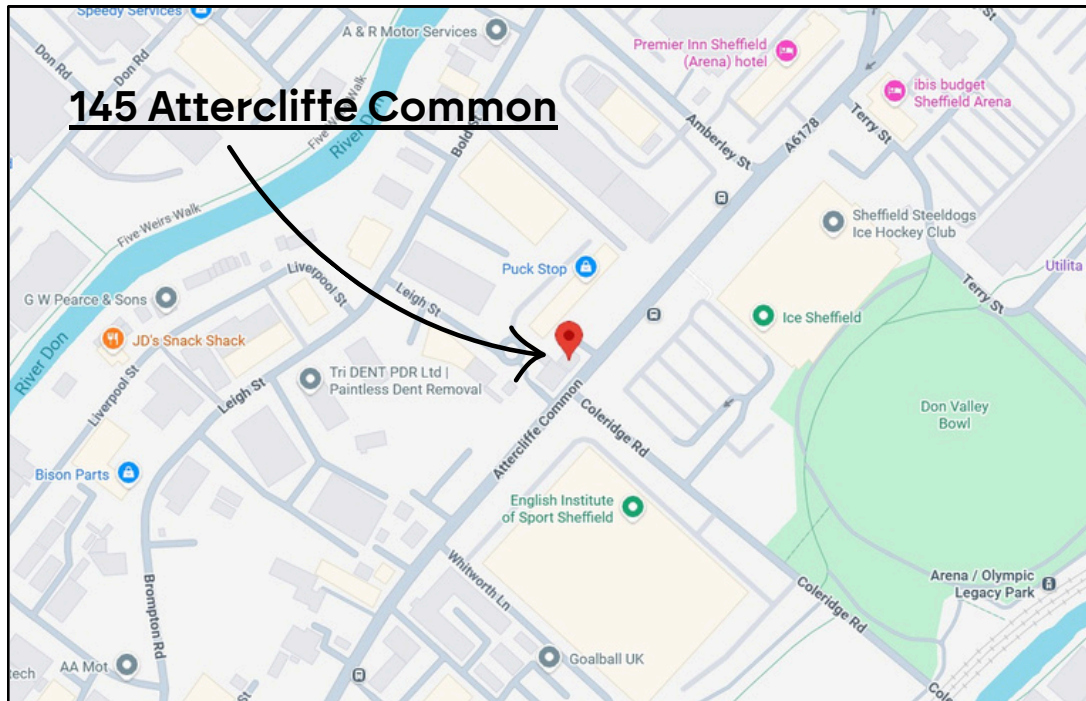
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