

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

City Wharf, 3 Nursery Street, Sheffield S3 8GF



- **Ground Floor Retail Unit / Office Unit**
- **Prominent Location Adjacent to The Wicker**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **872 sq ft (81 sq m)**

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LOCATION

The unit is located on the north side of Nursery Street, close to the junction between Blonk Street and Wicker, adjacent to the Wicker area of the city centre.

The Wicker itself is a popular location for retailers, cafes, restaurants and take-aways as well as the major office development One North Bank.

There is good access to the Sheffield Ring Road (A61) and prime Sheffield city centre is situated just over half a mile away as is Sheffield Train Station. Several bus routes run in close proximity to the property and there is plenty of off street car parking close by.

DESCRIPTION

The property comprises a prominent, ground floor retail or office unit with excellent visibility and signage opportunities.

The unit extends to approximately 872 sq ft and benefits from a mineral fibre suspended ceiling, comfort cooling, part tiles / part wooden effect laminate flooring and a roller shutter.

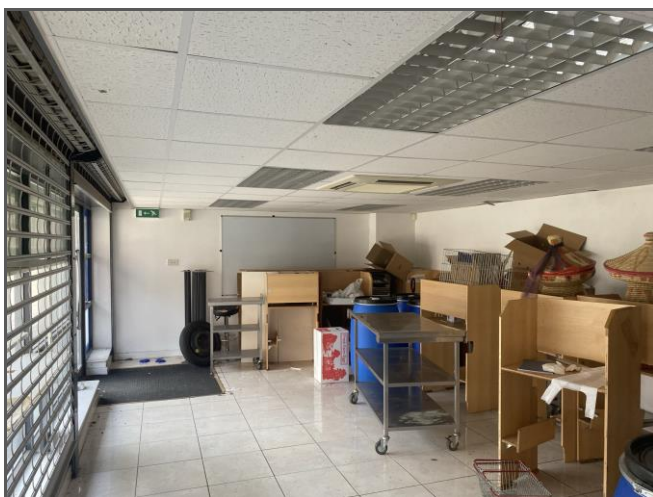
ACCOMMODATION

(All net areas are approximate)

Ground Floor	872 sq ft	81 sq m
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USE

Historically, the unit has had A1 use however this now falls under category 'E' under the new legislation, applicable as of 1st September 2020.



TENURE

The long-leasehold interest of 200 years from 2003 in the property is available.

PRICE

We are quoting **£135,000**.

VAT

The property IS elected for VAT.

RATING

The unit is rated as Office and Premises with a 2017 Rateable Value of £10,500.

Interested parties are invited to make their own enquiries with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating 'E'. Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

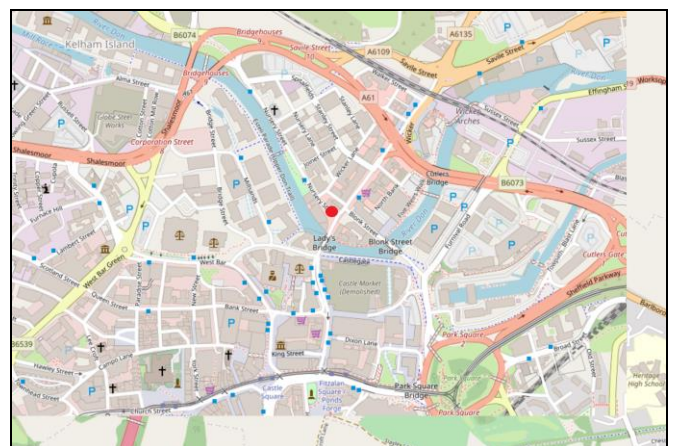
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
September 2021