

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

141-149 Staniforth Road, Sheffield S9 3HD



- Exciting Development Opportunity
- Attractive Building Comprising of Five Terrace Houses with Large Yard to the Rear
- Popular Residential / Retail Location of Darnall
- 5,000 sq ft (464.53 sq m)

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LOCATION

The property is located on the north side of Staniforth Road, at its junction with Palmer Street, in the Darnall area of Sheffield.

Sheffield city centre is located approximately one mile to the south west with Meadowhall Shopping Centre and Junction 34 of the M1 Motorway situated approximately two miles to the north.

There are an abundance of amenities in close proximity, most notably those in Attercliffe and Valley Centertainment.

The building is located in close proximity to the Attercliffe Waterfront site which when developed will rejuvenate the area.

DESCRIPTION

The property is a large building which is in need of a full refurbishment and therefore offers an excellent development opportunity for a purchaser. It comprises of five terrace houses, each with three floors, and a large yard to the rear.

Planning was previously granted to convert the property into four retail units on the ground floor with five apartments on first and second floors – Ref 15/01864/FUL.

The building has a new roof and dormer windows.

Interested parties are to make their own enquiries with the Sheffield City Council Planning department.

ACCOMMODATION

(All gross areas are approximate)

Total	5,000 sq ft	464.53 sq m
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TENURE

The freehold of the property is available.

PRICE POA.

VAT

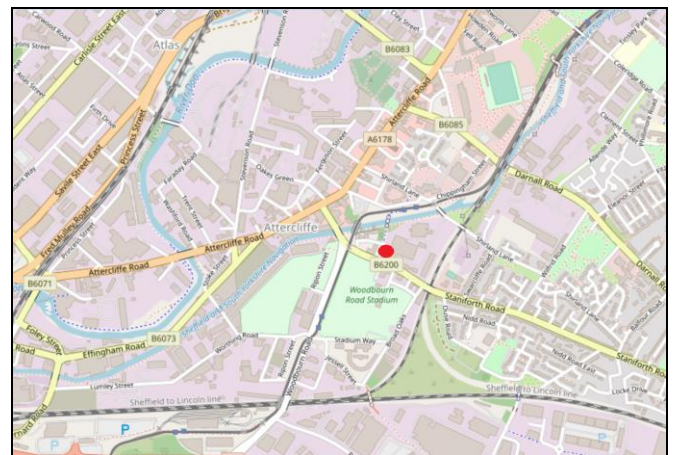
If applicable, VAT will be paid at the prevailing rate.

RATING

The property is listed as 'Property Derelict' and therefore has no rateable value.

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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SUBJECT TO CONTRACT AND AVAILABILITY
Updated September 2021