

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

30 Mowbray Street & 47-51 Harvest Lane, Sheffield S3



- **Redevelopment Opportunity on a 0.1 Acre Site**
- **7,155 sq. ft Gross Internal Area**
- **Excellent Location Close In Neepsend**
- **Available for Sale on Long Leasehold basis**
- **Ideal for Redevelopers/Investors/Owner Occupiers**
- **Offers Invited in the Region of £275,000**

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LOCATION

Neepsend, close to Sheffield City Centre, is historically an industrial area, although it is now seen as an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

The site is located fronting Mowbray Street, and the extent of the site stretches to Harvest Lane at the rear. The site is approximately 1.5 miles from Sheffield City Centre.

DESCRIPTION

The subject site comprises of a mid-19th century Grade II Listed three-storey former residential property fronting Mowbray Street, a workshop to the middle of the site and further terraced three-storey commercial buildings which front Harvest Lane.

The workshop is accessed down the side of the Mowbray Street property with adequate space for a vehicle to be parked.

The site would be suitable for residential redevelopment subject to the required planning consent.

ACCOMMODATION (Approx Internal Areas)

30 Mowbray Street	1,422 sq ft	132.1 sq m
47-51 Harvest Lane	3,828 sq ft	355.7 sq m
Middle Workshop	1,905 sq ft	177.0 sq m
Total Area	7,155 sq ft	664.8 sq m

The total site area is approximately 0.1 acres.



Harvest Lane Frontage

RATING ASSESSMENT

The 2023 rating assessment is as follows: -

Stores - £3,650

Workshop & Premises - £5,000

SALE

Offers in region of **£275,000** are invited for the long leasehold interest with vacant possession. If applicable, VAT will be payable at the prevailing rate.

TENURE

The premises is held under leasehold title number SYK19653 for a term of 200 years from 25th March 1948 leaving 125 years unexpired on the lease.

PLANNING

The building is located within an area allocated as industry and business chapter in the Sheffield Unitary Development Plan.

30 Mowbray Street is Grade II Listed and the site sits within the Kelham Island Industrial Conservation Area.

The area has been subject to recent residential development, which the subject property may be suitable for, subject to planning.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY Updated May 2024