

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# For Sale

35-39 Walker Street, Sheffield S3 8GZ



- **Prominent Showroom/Motorcycle Dealership Building**
- **Building Totalling 13,914 Sq ft + Yard/Car Parking**
- **0.29 Acre Site Fronting the A61 Inner Ring Road**
- **Popular Location with Excellent Visibility**
- **For Sale – Freehold/Long Leasehold Interests**
- **Offers Invited in excess of £1,100,000**
- **Suitable for a Variety of Uses, Subject to Planning**

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## LOCATION

The property is prominently located with frontage to the A61 Inner Ring Road and is situated in close proximity to a mix of new high quality residential and commercial developments.

The A61 is the main arterial route into and around Sheffield and provides access into the city centre, less than one mile to the south. It also provides access to junction 33 of the M1, approx. 5 miles to the east. Junction 34 is also easily accessible, approx. 4 miles north via Savile Street.

The site is located in close proximity to Kelham Island, an area undergoing significant redevelopment and regeneration.

## DESCRIPTION

The property comprises multiple buildings which have been interlinked to provide a large showroom, workshop, offices and ancillary accommodation.

The ground floor accommodates the main showroom/sales area. There is also a small office and MOT bay as well as ancillary accommodation currently used for storage.

The first floor mainly comprises of further ancillary storage space, offices and a second workshop/testing bay.

Externally, there is a large tarmac surfaced car park/yard area which is fenced and gated, accessed off Walker Street.

## ACCOMMODATION (Approx internal areas)

|                  |                     |                     |
|------------------|---------------------|---------------------|
| Ground Floor     | 8,623 sq ft         | 801.1 sq m          |
| First Floor      | 5,291 sq ft         | 491.6 sq m          |
| <b>Total</b>     | <b>12,914 sq ft</b> | <b>1,199.7 sq m</b> |
| <b>Site Area</b> | <b>0.29 Acres</b>   | <b>0.118 ha</b>     |

## PLANNING

We are informed the premises benefit from a Sui Generis use class. The site is located within an area allocated as Business and Industrial Area in the Sheffield Unitary Development Plan.

The site is not located within a Conservation Area.

Purchasers are advised to make their own planning enquiries and take professional advice.

## PRICE

Offers in excess of **£1,100,000** are invited for the benefit of the Freehold and Long Leasehold interests.

## TENURE

The site is held on the basis of a mixture of Freehold and Long Leasehold interests. More information is available on request.

## RATING

According to the 2023 Rating List, the premises are assessed as follows: -

Car Showroom & Premises      RV      £59,000

## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

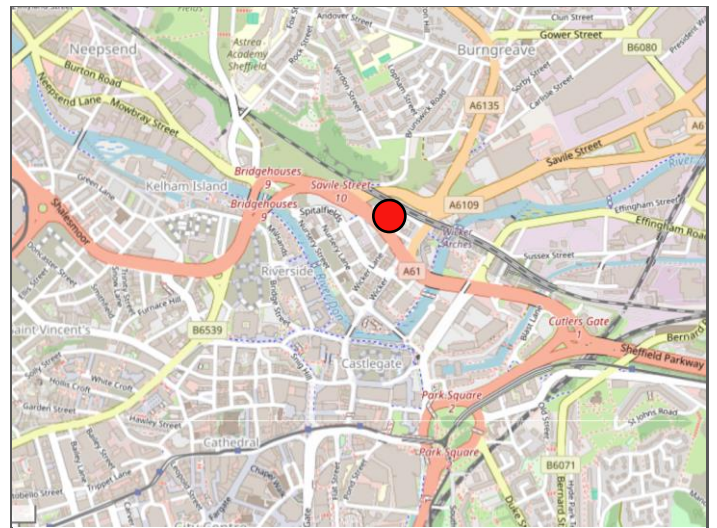
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SUBJECT TO CONTRACT AND AVAILABILITY

May 2024