

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# To Let

156 Darnall Road, Sheffield S9 5AD



- **Self-Contained Detached Former Public House**
- **HMO Comprising 19 Bedrooms with Communal Space**
- **Great Location Fronting Darnall Road**
- **Secure Rear Yard**
- **2,990 sq ft (263.9 sq m) Net Internal Area**

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## LOCATION

The building is on Darnall Road, which is located off Greenland Road (A6102), within the Darnall area of Sheffield. Greenland Road links to Prince of Wales Road, which provides access to both Sheffield City Centre (3 miles to the south-west) and also Junctions 33 and 34 of the M1 Motorway via the Sheffield Parkway.

The surrounding area comprises of a mix of retail and residential around Darnall Road, with the nearby Don Valley area providing high volumes of industrial premises.

## DESCRIPTION

The premises comprise of an old public house arranged over ground, first and second floors. The property has been recently renovated to provide a 19 bed HMO which is fully fitted to building regulations and finished to a high standard.

The building itself extends to approximately 2,990 sq ft. The ground floor provides 6 rooms (2 with ensuite), a shared bathroom, kitchen and communal space. There is a staircase leading to the first floor which provides 8 ensuite bedrooms.

The second floor accommodates a further 5 ensuite bedrooms. The property benefits from CCTV throughout.

Externally there is a small secure rear yard used as communal space.

## ACCOMMODATION

(All net areas are approximate)

Ground Floor	1,334 sq ft	123.9 sq m
First Floor	1,028 sq ft	95.5 sq m
Second Floor	628 sq ft	58.3 sq m
<b>Total</b>	<b>2,990 sq ft</b>	<b>263.9 sq m</b>



## TENURE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

Offers in the region of £148 per room, per week for a lease on the whole building.

## VAT

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

## USE

The property currently benefits from 'Sui Generis' use class.

## RATING

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

## ENERGY PERFORMANCE CERTIFICATE

To be assessed.

## 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**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY  
July 2024**