



COMMERCIAL PROPERTY PARTNERS

For Sale
43, Townhead Street
Sheffield
S1 2EB



Rare City Centre Freehold Opportunity 2,396 Sq Ft (222.59 Sq M)

- Self contained City centre office accommodation
- On site car parking
- Excellent local amenities

Rare City Centre Freehold Opportunity

2,396 Sq Ft (222.59 Sq M)

Location

The premises are ideally situated within the heart of Sheffield City Centre on Townhead Street, connecting Broad Lane and High Street.

The location benefits from excellent access to public transport networks with a number of bus services and supertram services running close by as well as the train station being within close proximity.

Description

The property comprises an end terraced, self contained three storey office building of brick construction set beneath a pitched slate roof. The accommodation occupies a prominent position fronting onto Townhead Street.

The office offers predominately open plan suites with the benefit of some partitioning to provide smaller offices and meeting rooms at ground floor level. Access to the upper floors is via a staircase to the rear, there is no passenger lift in the premises.

The premises benefit from the following facilities/specification:

- > WC's
- > Carpeting
- > Kitchenette area
- > Suspended ceiling with recessed CATII lighting
- > Four on site car parking spaces

Accommodation

The property comprises 2,369 sq ft over ground, first and second floor levels.

Terms

The Freehold interest is available to purchase at £280,000

VAT

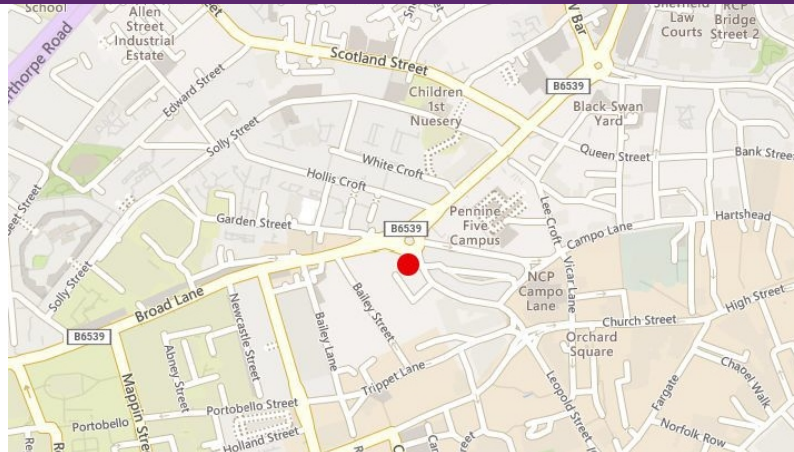
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property has a current rateable value of £16,250.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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February 2024



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