

FOR SALE.

Of interest to developers, investors and owner occupiers.



200 Sharrow Vale Road, Sheffield, S11 8ZD

Former car showroom with development potential in a sought after residential suburb in south west Sheffield – 15,242 sq ft (1,416 sq m) on a plot of approximately 1.4 acres.

Opportunity.

The property could be of interest to both owner occupier and investor/developer. The 1.4 acre site is located in an affluent residential suburb to the south western edge of the city and could be ripe for redevelopment including retail and residential, subject to the appropriate consents.

Location.

The property is located approximately 1.5 miles from Sheffield city centre in the fashionable Sharrow Vale area, just off Ecclesall Road, one of the main arterial routes to the city core.

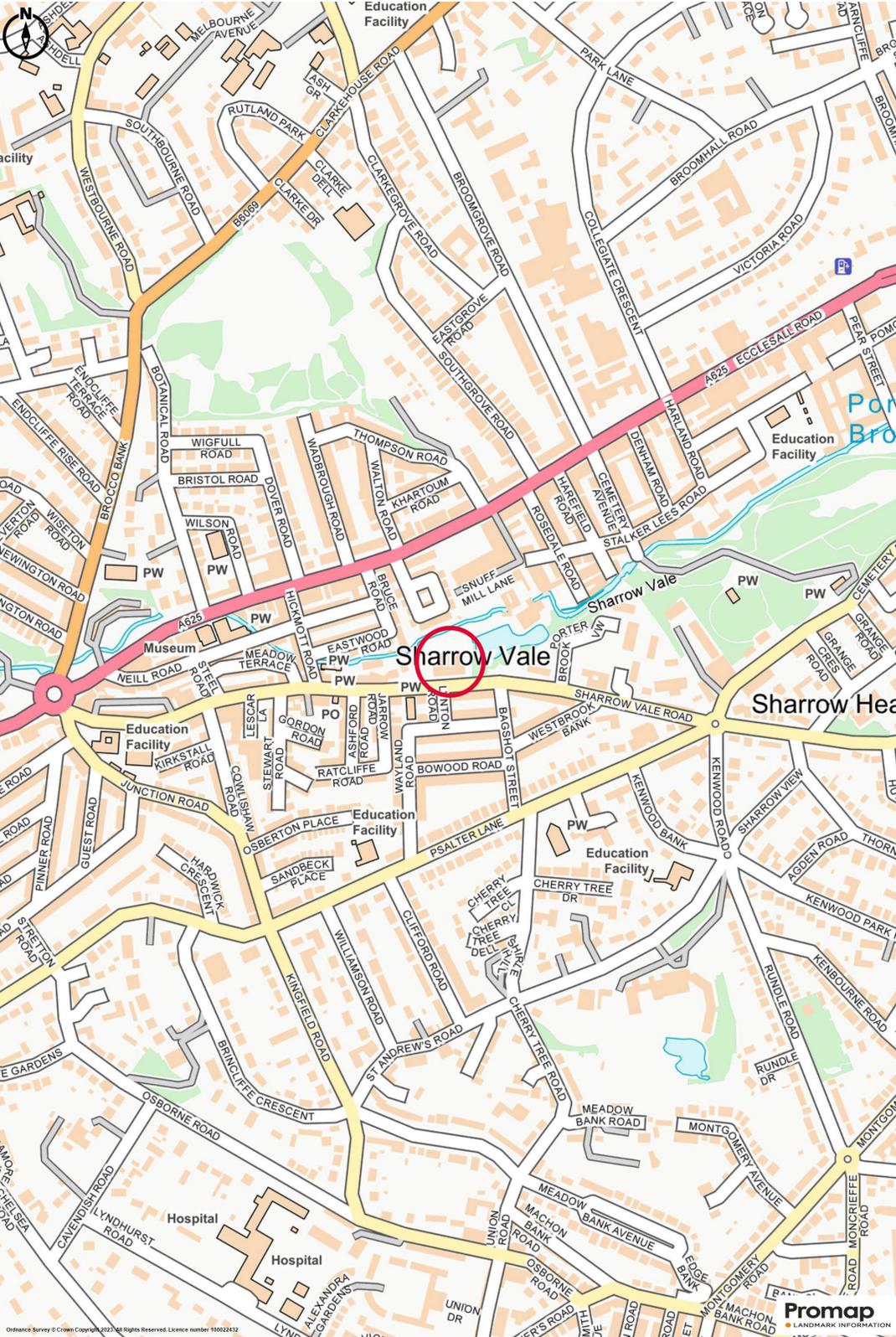
The neighbouring area is predominantly residential and the property is located a short distance from the bustling Sharrow Vale Road and Ecclesall Road area, with its shops, restaurants and bars.

Well known local landmarks nearby include The Lescar, Dyson Place, Nonnas and Lost & Found. Also close by are a number of independent retail outlets and both Waitrose and M&S. There is also a Nuffield Gym close by.

The property can be approached from Ecclesall Road (A625), one of the main arterial routes connecting Sheffield city core to the sought after residential suburbs on the south western side of the city, turning left onto Hickmott Road, left again onto Sharrow Vale Road and the property is then on the left hand side before joining Psalter Lane/Cemetery Road.

For sat nav purposes S11 8ZD.

Subject to Contract.



Description.

Until recently the property/site has been operated as a main franchise car dealership comprising showroom, workshop/body shop and associated external display and car parking areas.

The property extends to a total of approximately 15,242 sq ft (1,416 sq m) on a gross internal area basis. The property occupies a site with area of approximately 1.4 acres (0.57 hectares).

There is potential to develop the site for alternative use, subject to the usual consents.

Title.

We are informed that the site/property is held on two titles, both freehold.

Rateable Value.

The property has two rateable values show on the VOA website of £73,000 and £16,000 respectively.

EPC.

The property has an Energy Performance Certificate (EPC) rating of E(114).





Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Floor	Description	Sq M	Sq Ft
Ground	Showroom & offices	268.1	2,886
	Showroom & offices	284.6	3,063
	Parts & Valet	212.9	2,292
	Workshop	480.3	5,170
	WC's/Ancillary	26	280
Total (ground)		1271.9	13,691
First	Offices over showroom	37.4	403
	Offices – back of house	38.1	410
	Stores/ancillary	68.6	738
Total (first)		144.1	1,551
OVERALL TOTAL		1416	15,242

In addition there is vehicle display parking and storage provision on site as follows:-

Description	Number
Display	28
Parking/storage	61
TOTAL	89

Site Area.

Red Line Title Plan: 1.405 acres (approximately).
 Blue Line Site Plan: 1.337 acres (approximately).

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Terms/Availability.

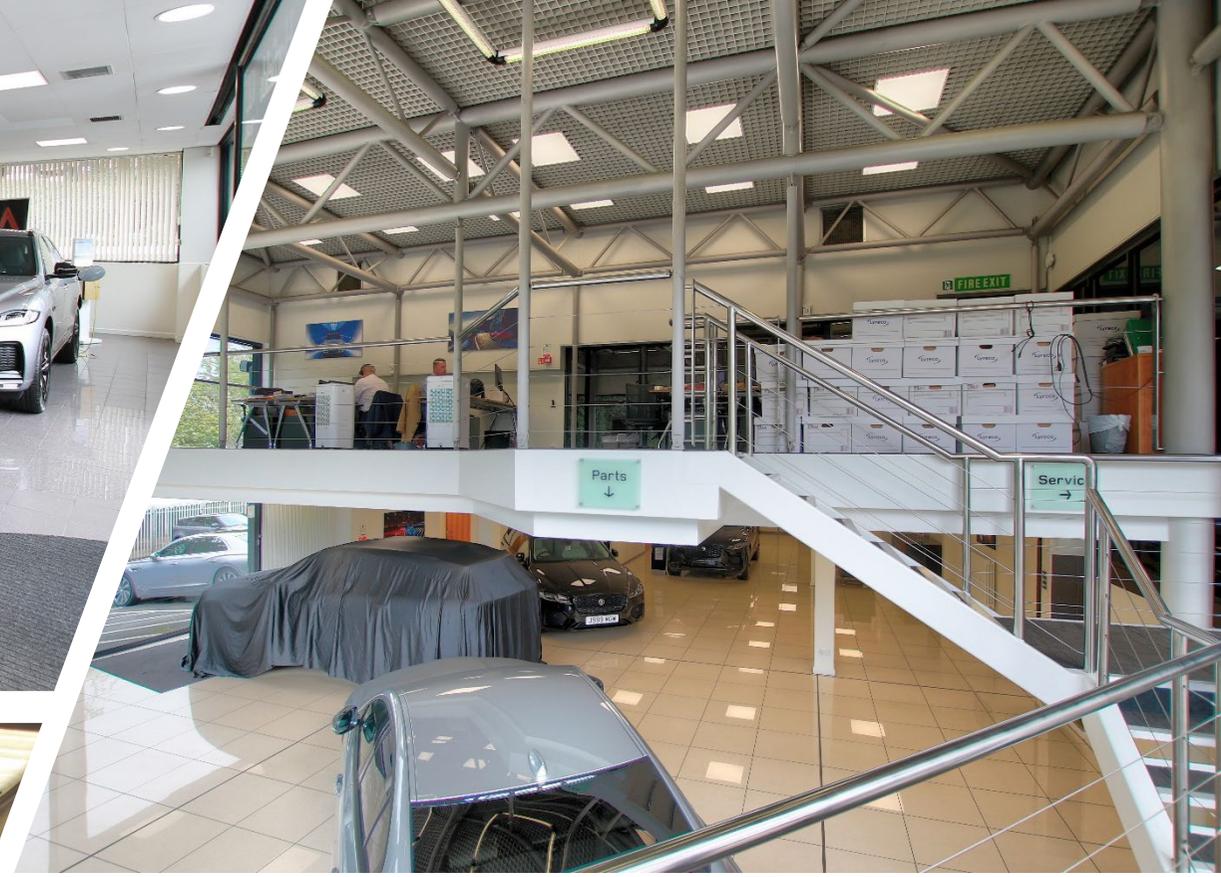
We are instructed to invite offers for the freehold purchase of the property/development site with vacant possession. The preference is for an unconditional sale, although all interest will be considered.

Please register your interest with either Peter Whiteley (peter.whiteley@knightfrank.com), Tearle Phelan (tearle.phelan@knightfrank.com), or Connor Shaw (connor.shaw@knightfrank.com).



Data Room.

Should you require further information including site plans and surveys please email sheffield@knightfrank.com for access to the extranet site.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Peter Whiteley

+44 114 241 3903

+44 797 953 0416

peter.whiteley@knightfrank.com

Tearle Phelan

+44 114 241 3913

+44 779 947 8842

tearle.phelan@knightfrank.com

Connor Shaw

+44 121 234 0301

+44 789 005 7126

connor.shaw@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs dated October 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

