



SMC  
Brownill  
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For Sale



Prime City Centre Location

£500,000

62 Brown Street, 111 Arundel Lane, Sheffield, S1 2BS  
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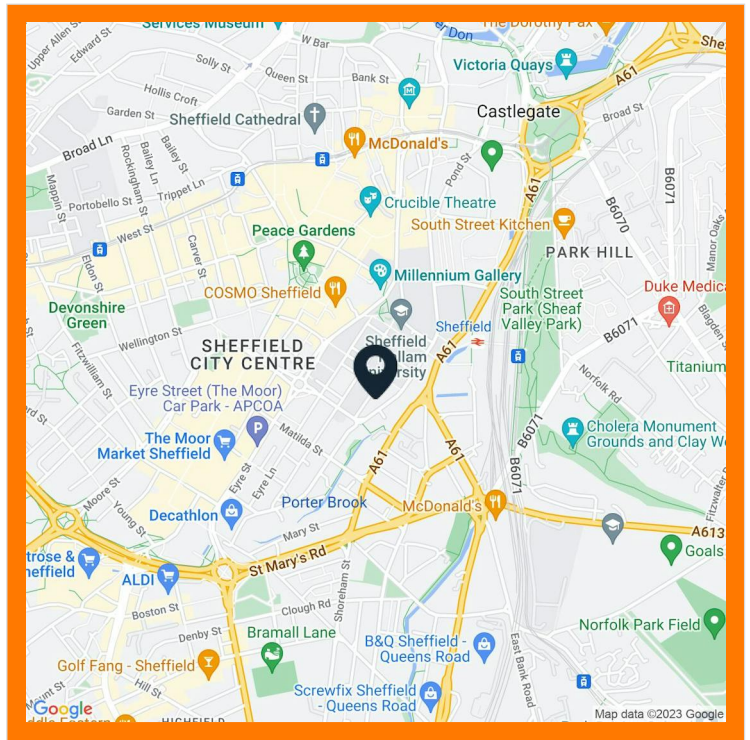
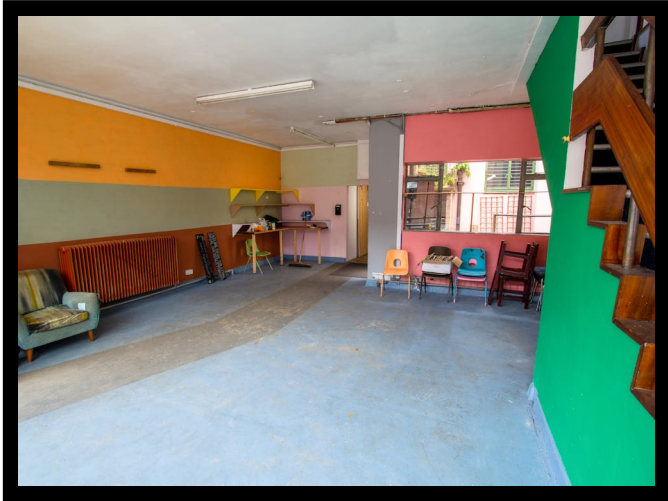
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- Building of approximately 4,423 GIA with development potential
- With frontage and access to Brown Street and Arundel Lane
- City centre location close to numerous development schemes
- Very close to Sheffield Hallam Union and within close proximity to Sheffield Hallam City Campus & Sheffield Train Station
- Rare opportunity to acquire a building in the Cultural Industries Quarter of Sheffield city centre



A company of values. Est 1884  
Licensed & Leisure | Commercial | Residential





## Description

The property comprises a two storey building of brick and concrete construction, which has been occupied by Mensa Printers for many years. The accommodation includes a series of office and store rooms with ancillary facilities. The property benefits from direct access to Brown Street and Arundel Lane. Externally there is a courtyard area and parking area with access directly onto Brown Street.

## Location

The property is located on Brown Street / Arundel Lane in Sheffield city centre. The location is within the Cultural Industries quarter of Sheffield city centre. Brown Street is a key route to Arundel Gate, and to Sheffield train station via Paternoster Row and Sheaf Square.

The property is located less than 100 metres from Sheffield Hallam Student Union, and within very close proximity to Sheffield Hallam City Centre Campus, Sheffield train station, The Workstation, Novotel Sheffield City Centre, Millennium Gallery, and various student and residential developments.

Granville Road / Sheffield College Tram Stop : 8 minutes (walking)

Fargate: 8 minutes (walking)

The Moor: 6 minutes (walking)

Sheffield Train Station: 3 minutes (walking)

Sheffield Hallam University (Howard Street): 3 minutes (walking)

Sheffield Hallam Union: Less than 1 minute (walking)

Millennium Gallery: 4 minutes (walking)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,595	241.08
1st	1,829	169.92
<b>Total</b>	<b>4,424</b>	<b>411</b>

## Planning

According to the Unitary Development Plan (UDP), this site is located in the 'Fringe Industry and Business Area.' The area has since been proposed as a 'Business Area,' in the more recent Core Strategy.

The building is not listed. The property is located within the Cultural Industries Quarter Conservation Area.

In our opinion the property offers an exciting development opportunity given its location and proximity to other major recent developments.

We advise prospective purchasers to make their own enquiries and take professional advice.

## Tenure

The property will be sold on long leasehold basis (title number: SYK573). Further details are available by request.

## Price

£500,000. We are informed the vendor can potentially can sell opted in or opted out of VAT depending on buyer requirements. Buyers of course should seek independent professional advice on this matter.

Offers will be considered on an unconditional or conditional (i.e. subject to planning) basis

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

E (120)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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