

SMC
Brownill
Vickers

For Sale

Three storey office building overlooking Paradise Square in Sheffield city centre

£215,000

2 Paradise Street, Sheffield, S1 2DF

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smcbrownillvickers.com

- Three storey office building
- Convenient for law courts, professional quarter and city centre amenities
- Offered with vacant possession (may consider short term lease)
- Within the Sheffield city centre conservation area



Description

The property is of solid brick construction with a slate roof and provides accommodation over three main floors.

At ground floor there is a central entrance lobby which leads into a reception and waiting area. There is a partitioned storeroom and a WC. This leads through the central lobby with staircase up to first and second floor levels and two meeting rooms at the rear. At first floor level there are two front offices, central landing and staircase, filing room, refurbished kitchen and a staff WC. At second floor level there are four offices. There is a cellar which can be accessed via a hatch in the ground floor reception.

Location

The property is within a terrace of similar buildings and is situated on the corner of Paradise Street and Wheats Lane.

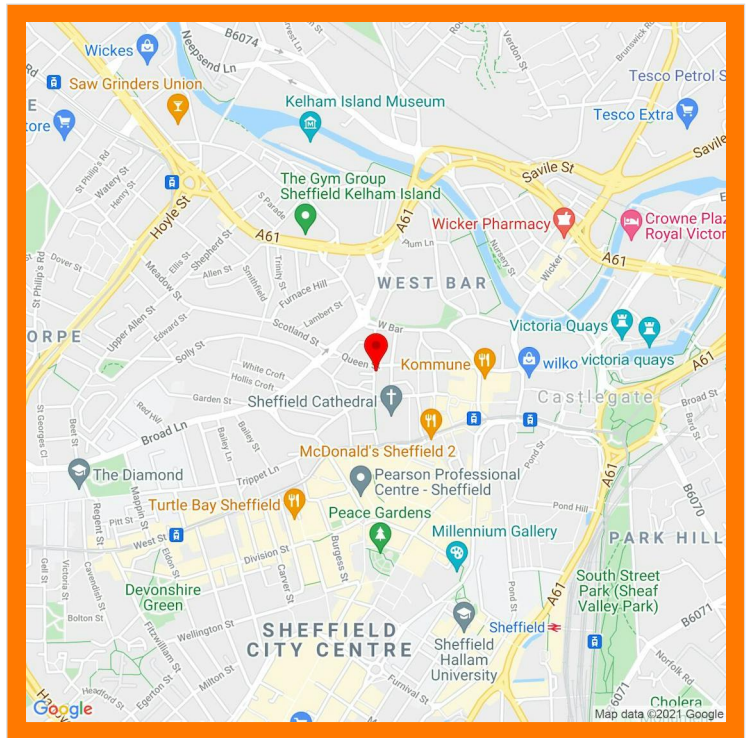
The property is located within the Cathedral Quarter of the city centre and is well situated for public transport. It is within 200m of the nearest Supertram stop and close to numerous bus routes. The city centre is accessible via car and there are multi-storey car parks on Hartshead and Campo Lane nearby.

Cathedral Tram Stop: 2 minutes (walk)
 Fargate: 3 minutes (walk)
 Leopold Square: 4 minutes (walk)
 Sheffield Crown Court: 3 minutes (walk)
 Sheffield Train Station: 14 minutes (walk)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	605.30	56.23
1st	634.90	58.98
2nd	694.40	64.51
Total	1,934.60	179.72



Viewings

For further information or viewings, please contact:
 Francois Neyerlin
 Telephone: 0114 281 2183
 Email: francois.neyerlin@smcbrownillvickers.com

All viewings should be arranged by appointment through the agent.

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 2, Paradise Street, Sheffield, S1 2DF
 Description: Offices and premises
 Rateable Value: £20,250

We would advise prospective parties to verify the matter with the local rating office.

Tenure

Long Leasehold - Title number SYK464052, 99 years from 5th June 2002. Ground rent at £250 per annum.

Tenancy

Holding over on current lease as follows:
 10 year lease from 18th October 2013 at a rent of £18,500 pa
 Tenant: A & N Care Solicitors Ltd
 FRI lease with no tenant breaks

We understand a new extended lease to A & N Care Solicitors Ltd could be available as part of a deal.

Depending on buyer interest our client intends to offer vacant possession, or may consider agreeing a new lease subject to a sale of their long leasehold interest.

Price

£215,000 for the long leasehold interest. VAT is NOT payable on the purchase price.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (109)

Viewing

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

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