

35 - 37
GEORGE STREET



BLENHEIM



35 – 37 GEORGE STREET PRESENTS A UNIQUE OPPORTUNITY WITHIN SHEFFIELD’S CITY CENTRE.

A magnificent Grade II listed stone building, which has scope for residential and commercial use and totals approximately 9,479 square feet.





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This former bank has been reconfigured in recent years to accommodate commercial space across the ground floor, with ancillary WC and storage facilities on the lower ground floor. Planning permissions are in place for the downstairs to be utilised as a private members club, restaurant and/or bar.

Rental or living opportunities are offered by two apartments on the two upper floors, which have been refurbished to create stylish accommodations, each benefitting from self-contained access. The two bedroomed apartment is located on the first floor, and comprises a dining kitchen with integrated appliances, two double bedrooms and a shower room with a separate WC.

Luxurious living spaces are provided within the penthouse apartment; lavishly designed and incorporating generously proportioned rooms with charming features such as tall, oak doors and herringbone parquet flooring. The centrepiece of the home is the exceptionally spacious dining kitchen, which has a large central island and a Wolf range cooker. A useful second kitchen includes further integrated appliances with an additional oven, a full-height fridge and freezer and a coffee machine. The master bedroom suite includes a walk-in wardrobe, an en-suite shower room and unique tilting glazed panels in the ceiling, which open to roof lights above. The remaining three bedrooms are all good-sized doubles, and one bedroom has the benefit of a fully tiled en-suite bathroom and a walk-in wardrobe, which also serves as a secondary entrance to the apartment.

35 - 37 George Street is conveniently placed in the centre of Sheffield, making it ideal for anyone seeking a city lifestyle or investment opportunity. There is excellent access to Fargate and The Moor for a host of high-street shops, restaurants and cafes. It is also just a stone's throw away from Sheffield's entertainment venues and theatres; Sheffield City Hall, The Lyceum and The Crucible, where a variety of amazing shows can be enjoyed year-round. Other award-winning public spaces such as the Winter Garden and Peace Gardens are close by too. Public transport is provided by the Supertram, regular bus routes and rail links from Sheffield Train Station to major cities, including London, Manchester, Leeds, Liverpool and Birmingham.

The property briefly comprises of on the ground floor: Entrance lobby, lounge/dining hall, bar, bar store, diner, storage cupboard, WC, inner hall, storage room 1, kitchen, main staircase GF and under-stairs comms cupboard.

On the lower ground floor: Hallway, storage vaults corridor, vault 1, vault 2, storage room 2, storage room 3, WC 1 with two cubicles, disabled toilet, WC 2 with one cubicle, kitchen, storage room 4, lobby, under-stairs storage cupboard and side entrance vestibule with access to the secondary staircase.

Basement level: Hallway, cellar 1 and cellar 2.

On the first floor (Two Bed Apartment): Main staircase FF, entrance hallway, bedroom 1, bedroom 2, WC, shower room, dining kitchen and lift lobby.

On the second floor (Penthouse Apartment): Main staircase landing, entrance hall, dining kitchen, laundry room, cylinder store, second kitchen, lounge, bedroom 4, shower room, bedroom 3, bedroom 2 bedroom 2 en-suite bathroom, bedroom 2 walk-in wardrobe/secondary entrance, master bedroom, master walk-in wardrobe and master en-suite shower room.

GROUND FLOOR

From George Street, double oak doors open into the entrance lobby.

Entrance Lobby

Having a feature pendant light point, recessed lighting and oak panelled walls. A timber frame with double glazed panels extends to the ceiling and has two entry doors into the lounge/dining hall.

Lounge/Dining Hall

36'1 x 25'9 (11.00m x 7.86m)

Offering excellent versatility, this impressively grand space features high ceilings, side facing glazed sash windows and front facing curved glazed windows. Also having two feature pendant light points, recessed lighting, oak panelling to the walls, central heating radiators, data points and oak flooring. Double timber doors with glazed panels above open to the bar and a wide opening leads into the diner.

Bar

25'7 x 18'6 (7.80m x 5.63m)

A fabulous entertaining space with side facing timber glazed sash windows (two internal facing), feature pendant light point, recessed lighting, oak panelling to the walls, central heating radiators, data points and oak flooring. There is a fitted u-shaped bar incorporating leather studded surfaces, shelving, feature wooden arches and space/provision for an under-counter appliance. A timber door opens to the bar store.

Bar Store

Having light, power and a base unit with a 1.0 bowl stainless steel sink with a chrome mixer tap.

Diner

18'4 x 17'9 (5.60m x 5.40m)

Having flush light points and doors opening to the storage cupboard and WC. Access can also be gained to the lift. An opening leads into the inner hall.

Storage Cupboard

Having a wall mounted light point.

WC

Having a flush light point, extractor fan, low-level WC and a wash hand basin with a chrome mixer tap and a tiled splash back.

Inner Hall

Having recessed light points. A timber door with glazed panels opens to storage room 1. An opening gives access to the kitchen and a timber door opens to the main staircase.

Storage Room 1

Having a recessed light point.

Kitchen

21'5 x 16'0 (6.54m x 4.87m)

Having side facing timber glazed partially obscured windows, light, central heating radiators and data cabling. There is a range of fitted base units with a matching work surface and an inset 1.0 bowl Lamona sink with a chrome mixer tap.

Main Staircase – Ground Floor

Having a wall mounted light point and a central heating radiator. A timber door opens to the under-stairs comms cupboard. The main staircase with an oak hand rail leads down to the lower ground floor and up to the first floor.

Under-Stairs Comms Cupboard

Having a flush light point.



KITCHEN



LOUNGE/DINING HALL



BAR



LOUNGE/DINING HALL



DINER



BAR

LOWER GROUND FLOOR

Hallway

Having recessed lighting, wall mounted light points, central heating radiator and oak flooring. Doors open to the storage vaults corridor, WC 1, WC 2, kitchen and storage room 4. Access can also be gained to the lift.

Storage Vaults Corridor

Having flush light points and two vault doors opening to vaults 1 and 2. A wide opening leads into the storage rooms 2 & 3.

Vault 1

25'7 x 8'6 (7.80m x 2.60m)

Having light, central heating radiator and power.

Vault 2

18'8 x 17'1 (5.70m x 5.20m)

Having light, central heating radiator and power.

Storage Room 2

38'7 x 25'7 (11.76m x 7.80m)

Having side facing timber glazed obscured sash windows, light, power, data points and central heating radiators. A timber door opens to storage room 3.

Storage Room 3

Having light and a side facing timber glazed obscured sash window.

From the hallway, timber doors open to WC 1 & 2 and the disabled toilet.

WC 1

Having recessed lighting, an extractor fan and tiled flooring. There are three inset Duravit wash hand basins with chrome mixer taps, illuminated vanity mirrors above and storage beneath. Timber doors open to cubicles 1 and 2.

Cubicle 1

Having recessed lighting, an extractor fan, a low-level WC and tiled flooring.

Cubicle 2

Having recessed lighting, an extractor fan, a low-level WC, central heating radiator and tiled flooring.

Disabled Toilet

Having a flush light point, a low-level WC and tiled flooring.

WC 2

Having recessed lighting, an extractor fan, a central heating radiator and tiled flooring. There are two urinals with partially tiled walls behind. Also having three inset Duravit wash hand basins with chrome mixer taps, illuminated vanity mirrors above and storage beneath. A timber door opens a cubicle.

Cubicle

Having a recessed light point, an extractor fan, a low-level WC and tiled flooring.

Kitchen

16'10 x 16'5 (5.14m x 5.00m)

Having side facing timber glazed obscured windows with secondary glazing, recessed lighting, wall mounted light points, central heating radiator and oak flooring. There are a range of fitted base units, incorporating a deep stainless steel sink with a chrome mixer tap and tiled splash backs.

Storage Room 4

12'2 x 9'3 (3.70m x 2.83m)

Having a side facing timber obscured glazed window and a separate panel, wall mounted light points and a central heating radiator.



HALLWAY



WC 1

LOWER GROUND FLOOR & BASEMENT LEVEL

The lower ground floor could be useful as ancillary facilities and storage to the commercial space.

From the hallway, steps lead down to the:

Lobby

Having recessed lighting and doors opening to the under-stairs storage cupboard and side entrance vestibule. A timber door opens to a staircase which leads down to the basement level.

Under-Stairs Storage Cupboard

Having light and shelving.

Basement Level

Hallway

A timber door opens to cellar 1.

Cellar 1

21'4 x 17'1 (6.50m x 5.20m)

Having light, power and housing the plant equipment. A timber door opens to cellar 2.

Cellar 2

8'6 x 4'10 (2.60m x 1.48m)

Having light.

Lower Ground Floor Continued

Side Entrance Vestibule

Having a flush light point and a central heating radiator. A timber door opens to Mulberry Street. A door also opens to the secondary staircase, which rises to each of the levels and access is gained to the first floor and penthouse apartments.



HALLWAY

FIRST FLOOR

A mid-floor, two bedroomed apartment is located on the first floor. Offering modern living spaces and having its own separate access.

Main Staircase

Having wall mounted light points and an entrance door opening into the two bedroomed apartment.

Two Bedroomed Apartment

Entrance Hallway

Having recessed lighting wall mounted light points and doors opening to bedroom 1, bedroom 2, WC, shower room and dining kitchen.

Bedroom 1

12'0 x 9'10 (3.67m x 3.00m)

A sizeable double bedroom with side facing timber obscured glazed sash windows with secondary glazing, recessed lighting and a central heating radiator. A lockable door opens to the secondary staircase.

Bedroom 2

18'8 x 11'2 (5.70m x 3.40m)

Another double bedroom with side facing timber obscured glazed sash windows with secondary glazing, recessed lighting and a central heating radiator.

WC

Having recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a suite in

white, which comprises a RAK Ceramics low-level WC and two inset Duravit wash hand basins with chrome mixer taps, illuminated vanity mirrors above and storage beneath.

Shower Room

Having recessed lighting, an extractor fan, 2.5 fully tiled walls and tiled flooring with under floor heating. To one corner is a large walk-in shower enclosure with a fitted Bristan shower and a glazed screen.

Dining Kitchen

23'4 x 14'1 (7.10m x 4.30m)

Having recessed lighting and under floor heating. The kitchen area has a tiled floor and a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl sink with a mixer tap. Appliances include a Lamona four-ring induction hob with a Gaggenau extractor fan above, an Indesit fan assisted oven and grill and a Hotpoint under-counter fridge. A timber door opens to the lift lobby.

Lift Lobby

Having recessed lighting, tiled flooring and providing access to the lift.

The main staircase continues from the first floor, to the second floor.



MAIN STAIRCASE - FIRST FLOOR





DINING KITCHEN



BEDROOM 2



BEDROOM 1



SHOWER ROOM

SECOND FLOOR

A luxurious penthouse apartment is arranged across the second floor and boasts four bedrooms and a beautiful dining kitchen.

Landing

Having a wall mounted light point, herringbone parquet flooring and an oak door opening to the entrance hall of the penthouse apartment.

Penthouse Apartment

Entrance Hall

A large entrance hall, connecting each living space of the apartment. Having recessed lighting, wall mounted light points and herringbone parquet flooring with under floor heating. Doors open to the dining kitchen and lounge. Tall, oak doors open to bedroom 4, shower room, bedroom 3, bedroom 2 and master bedroom. Access can also be gained to the lift.

Dining Kitchen

28'2 x 23'1 (8.58m x 7.04m)

A stunning open plan dining kitchen of expansive proportions. Having side facing timber glazed sash windows, a side facing timber glazed obscured sash internal window, recessed lighting, central heating radiators, herringbone parquet flooring and tiled flooring. The kitchen is stylishly designed with fitted base/drawer units and stainless steel work surfaces. The focal point of the room is the oversized central island, incorporating additional storage and a marble effect work surface that extends to provide seating for two chairs. The integrated appliances include a Wolf range cooker with a six-ring gas hob with an extractor hood above, hot plate and an oven. Timber doors with glazed panels open to the laundry room and second kitchen. A timber door also opens into the lounge.

Laundry Room

Having recessed lighting, extractor fan, side facing timber obscured glazed sash windows, central heating radiator and tiled flooring. There is a range of fitted base and wall units, incorporating matching work surfaces, tiled splash backs and a deep stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine and a dishwasher. A timber door opens to the cylinder store.

Cylinder Store

Having a recessed light point and housing the hot water cylinder.

Second Kitchen

A useful and well-equipped second kitchen with a side facing timber glazed sash window, recessed lighting, extractor fan, central heating radiator and tiled flooring. There is a range of fitted base/wall and shelving units, incorporating a stainless steel work surface and a double width Shaws Classic sink with a chrome mixer tap. There is an integrated Wolf coffee machine, a Wolf oven, full-height Miele fridge and a full-height Gaggenau freezer. There is space for a dishwasher.

From the entrance hall, a door opens to the:

Lounge

23'6 x 22'6 (7.16m x 6.86m)

An exceptionally spacious reception room with dual aspect front and side facing timber glazed sash windows, recessed lighting, concealed central heating radiators and herringbone parquet flooring.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



SECOND KITCHEN



INTO BEDROOM 4



LOUNGE

SECOND FLOOR CONTINUED

From the entrance hall, a tall oak door opens to:

Bedroom 4

9'10 x 9'6 (3.00m x 2.90m)

Having an opening skylight, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short hanging, shelving and lighting. To one wall is a fitted double bed frame with three recessed shelves.

Shower Room

A luxurious shower room that is fully tiled and has recessed lighting, an extractor fan and a central heating radiator. There is a suite in white, which comprises a low-level WC and inset two Duravit wash hand basins with chrome mixer taps, illuminated vanity mirrors above and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

12'3 x 9'6 (3.73m x 2.90m)

Having an opening skylight, recessed lighting and a central heating radiator.

Bedroom 2

19'6 x 12'0 (5.94m x 3.66m)

A superb bedroom suite with an opening skylight, recessed lighting and a central heating radiator. A timber door opens to the bedroom 2 en-suite bathroom and bedroom 2 walk-in wardrobe.

Bedroom 2 En-Suite Bathroom

Being fully tiled and having recessed lighting, an extractor fan, a chrome heated towel rail and provision for an

illuminated vanity mirror. There is a suite in white, which comprises a low-level WC and a Ben De Lisi wash hand basin with a Heritage chrome mixer tap. Also having a Heritage freestanding slipper bath with a Heritage chrome mixer tap and a hand shower facility.

Bedroom 2 Walk-in Wardrobe

Having a flush light point and a fitted surface with short hanging rails above. A timber door opens to the secondary staircase.

From the entrance hall, a tall oak door opens to the:

Master Bedroom

20'2 x 10'9 (6.14m x 3.27m)

A wonderful master bedroom with a side facing aluminium double glazed sash window and two opening obscured glazed circular panels which open to glazed skylights. Also having panelling to two walls, recessed lighting and a central heating radiator. Timber doors open to the master walk-in wardrobe and master en-suite shower room.

Master Walk-in Wardrobe

Having recessed lighting and a central heating radiator. There is a range of fitted furniture incorporating short hanging, shelving and drawers.

Master En-Suite Shower Room

Being fully tiled and having a side facing aluminium double glazed sash window, recessed lighting, extractor fan and a central heating radiator. A suite in white comprises a low-level WC and two inset Duravit wash hand basins with chrome mixer taps, two illuminated vanity mirrors above and storage beneath. To one wall is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



BEDROOM 3



BEDROOM 4



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM

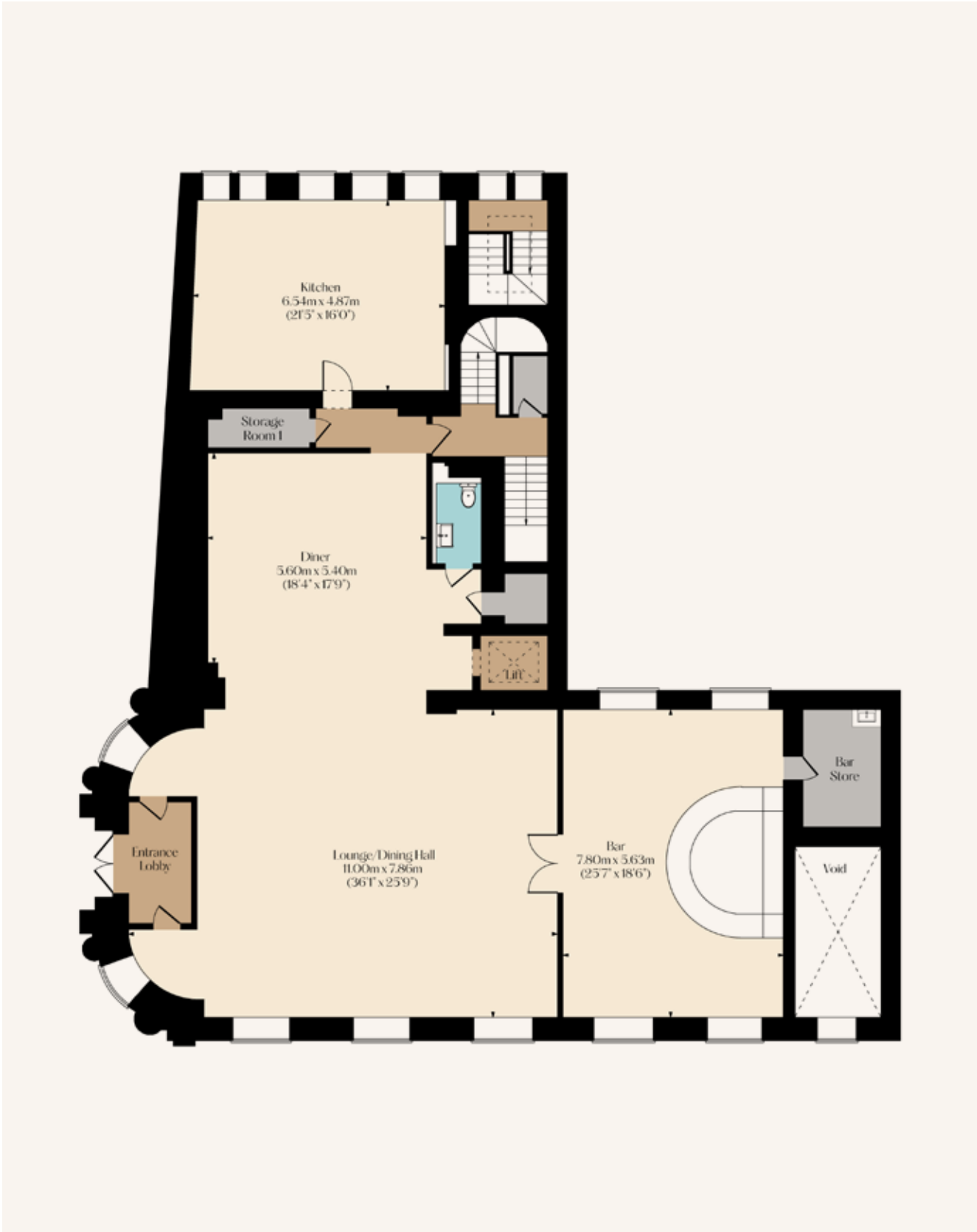


SHOWER ROOM

GROUND FLOOR

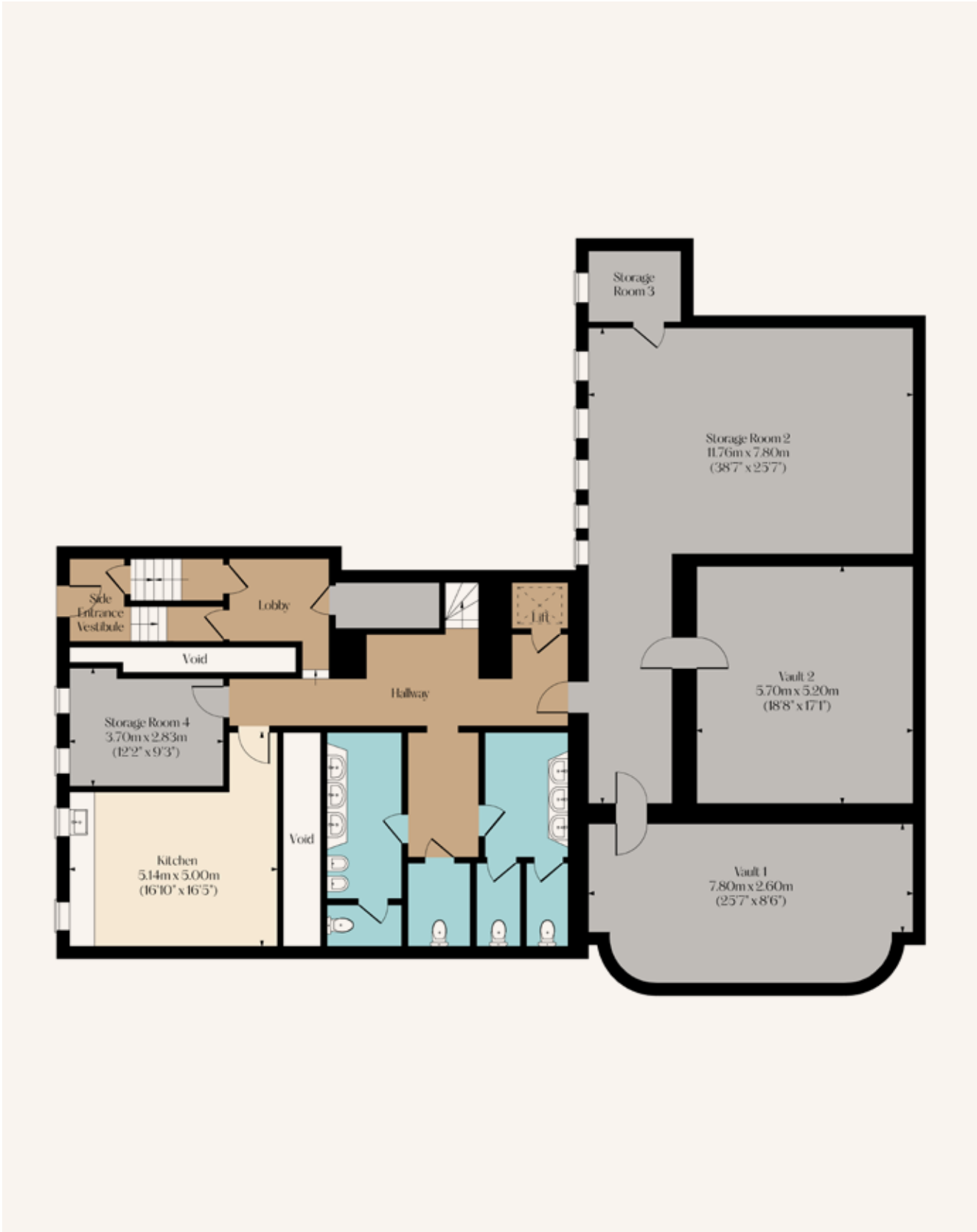
Approximate Floor Area:
2702 SQ.FT. (251.1 SQ.M)

Total Approximate Floor Area (Excluding Basement):
9015 SQ.FT. (837.6 SQ.M)



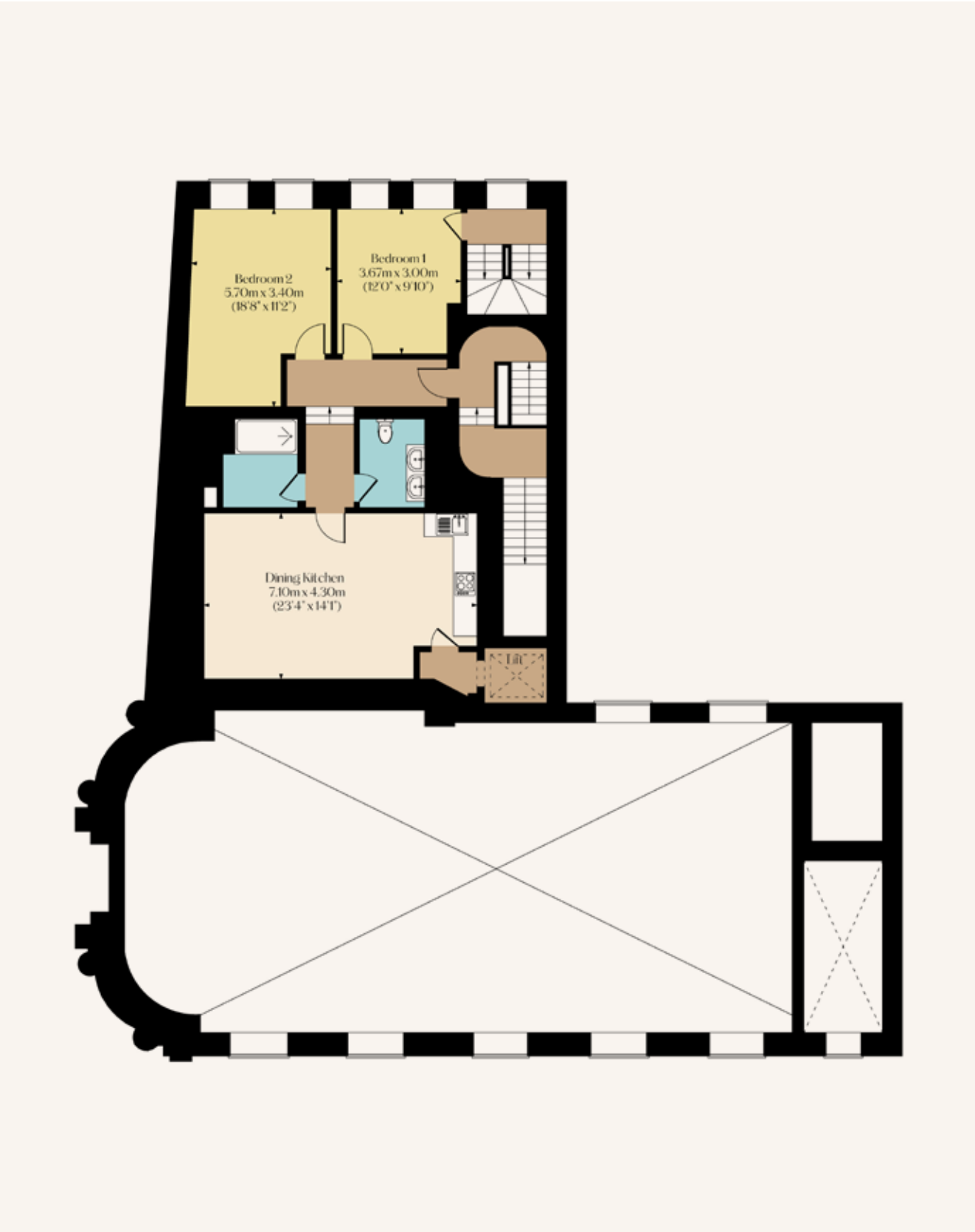
LOWER GROUND FLOOR

Approximate Floor Area:
2560 SQ.FT. (237.8 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1140 SQ.FT. (105.9 SQ.M)



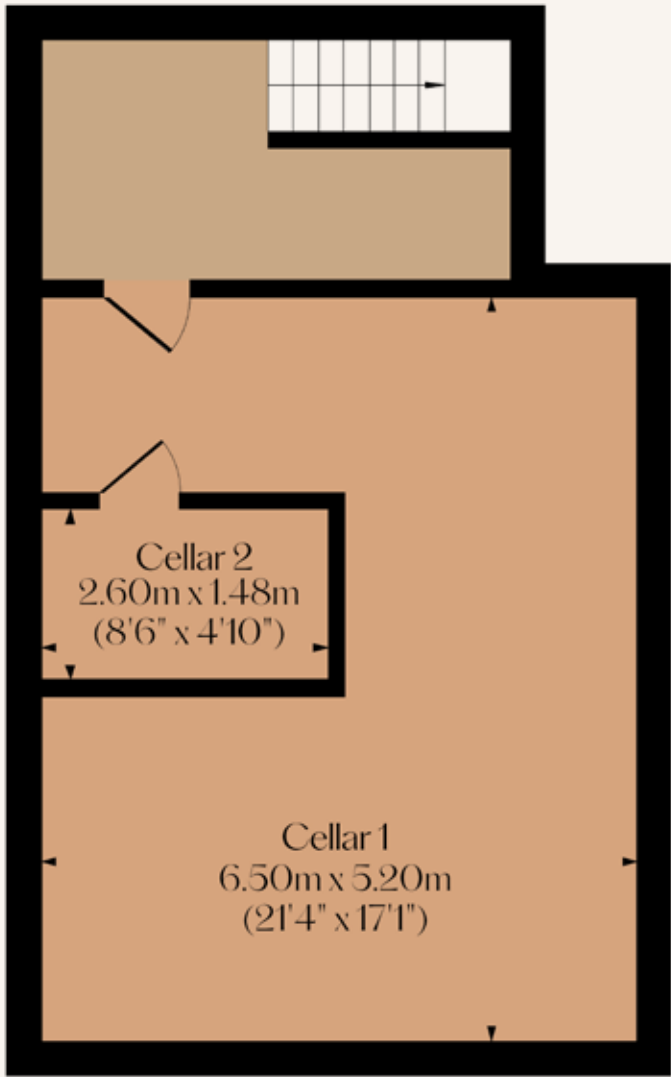
SECOND FLOOR

Approximate Floor Area:
2613 SQ.FT. (242.8 SQ.M)



BASEMENT LEVEL

Approximate Floor Area:
464 SQ.FT. (43.1 SQ.M)



BEDROOMS 6	BATHROOMS 4
LIVING ROOMS 2	SQFT 9,479
TENURE Freehold	COUNCIL TAX N/A

MID-FLOOR APARTMENT EPC

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	77	77
55–68	D		
39–54	E		
21–38	F		
01–20	G		

35 GEORGE STREET (COMMERCIAL EPC) - E117

Services

Mains gas, mains water and mains electricity.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

35 – 37 GEORGE STREET

Sheffield, South Yorkshire, S1 2PF

Offers in Excess of
£895,000

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