



FOR SALE

Freehold Retail Block

 30-34 High Street Sheffield South Yorkshire S1 2LE

KEY FEATURES

- Prime city centre
- Mixed use development opportunity
- ERV- circa £265,000 PA
- High-footfall retail space
- GDV of circa £3.5 million
- Full freehold title



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PRICE

£1,200,000



LEGAL COSTS

Each party to bear their own costs.

An exceptional opportunity to acquire this impressive former Halifax Bank building, prominently positioned in the heart of Sheffield City Centre. Situated on the bustling high street and neighbouring major brands such as Wendy's, McDonalds, Boots and Cafe Nero. This substantial property benefits from outstanding footfall and visibility, making it ideal for a flagship retail or mixed-use investment. The ground floor features an extensive glass frontage, creating a highly attractive retail presence suitable for national or independent occupiers. The space is presented in immaculate condition and ready for immediate occupation. The ground floor and large useable basement offer superb flexibility and are expected to achieve a rental income of approximately £70,000 per annum. There is also potential to subdivide the retail area into two separate units, subject to the necessary planning consents.

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Above the retail accommodation are four upper floors which equate to circa 8,300 sqft, offering significant redevelopment potential. These upper levels could be transformed—subject to planning—into approximately 18 one-bedroom apartments, each benefiting from the city centre's strong rental demand. With anticipated rents of around £925 per apartment per month, coupled with £70,000 pa for the commercial space, the estimated annual rental income would deliver £265,000, delivering a potential gross development value (GDV) of circa £3,500,000 once completed.

The property enjoys excellent transport links, with the Sheffield tram stop located directly outside providing convenient access to Meadowhall Shopping Centre, and the train station is within easy walking distance.

This combination of prime location, versatile accommodation, and significant income potential makes this property a standout investment opportunity in Sheffield's thriving city centre.



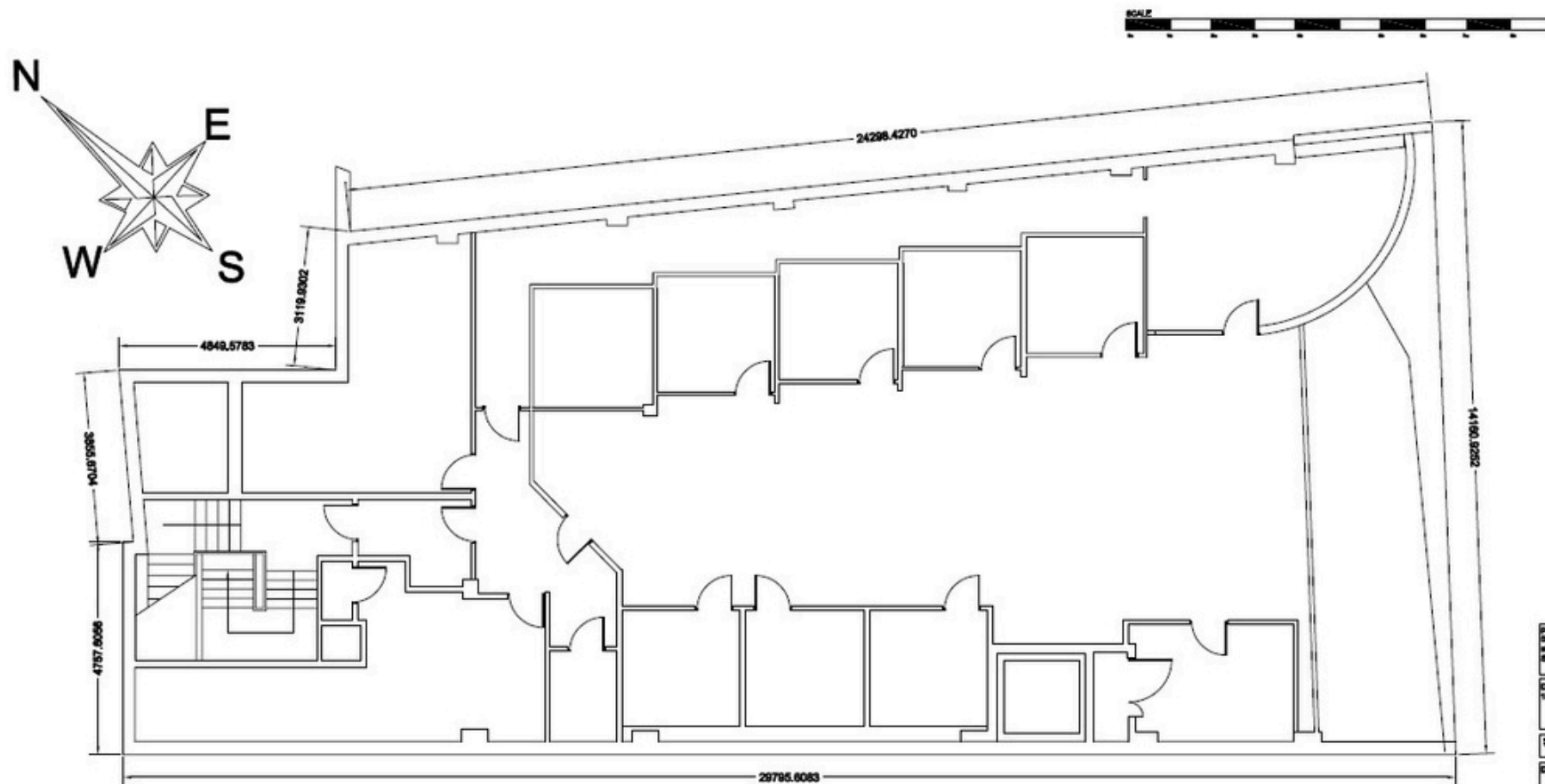






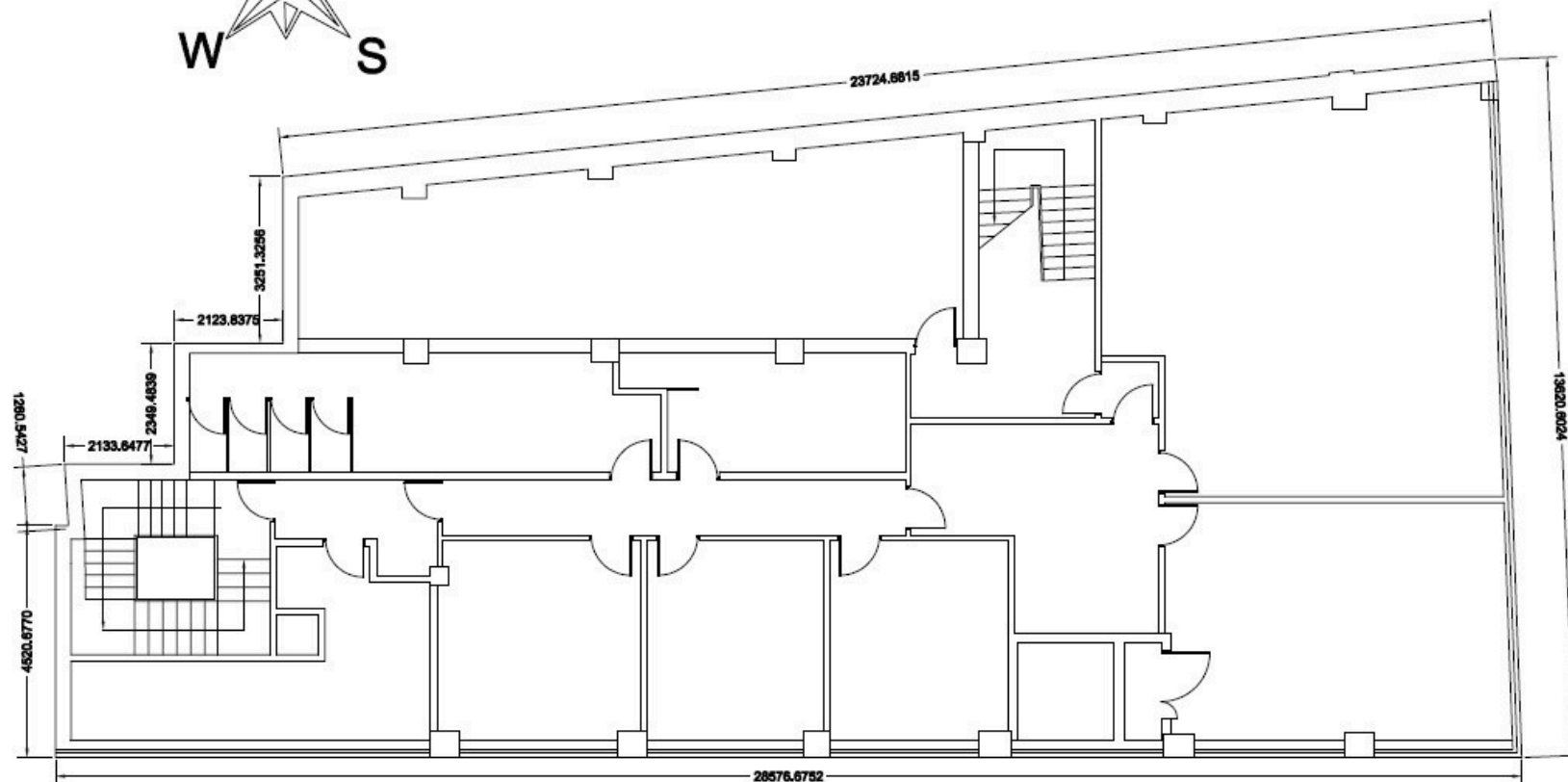
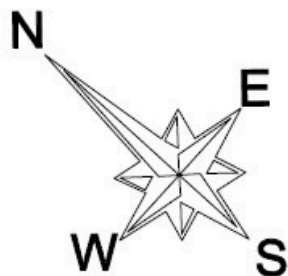






1st FLOOR PLAN

Project: SCHEMATIC 30-34 High street 30-34 High street & 3-10 George Street SHREVE, D B 1302			
Drawing: 1ST FLOOR			
Author:	Drawn:	Checked:	Approved:
Drawing No: 1			

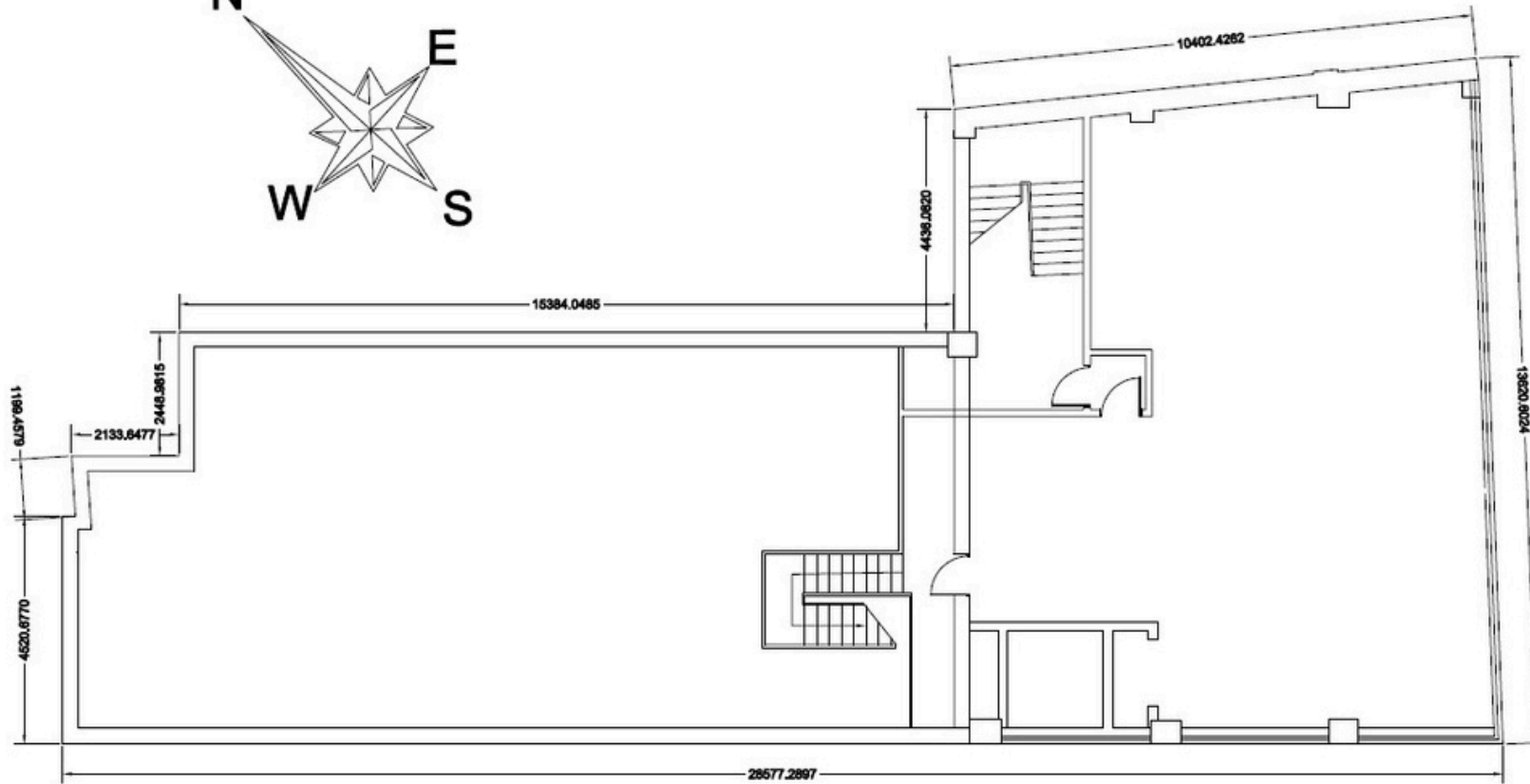
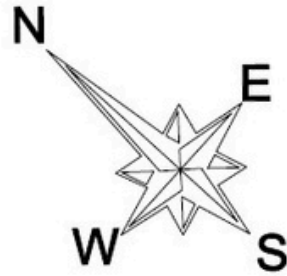


PROJECT:
00000000 Sheffield SO-04 High street SO-04 High
street S.2-10 George Street SHEFFIELD
S 1202

DRAWING
2ND FLOOR

DATE	BY	CHKD	APPD

DRAWING NO: 1



3rd FLOOR PLAN

Project			
009603820 Sheffield 30-04 High Street 30-04 High Street & 2-10 George Street SHEFFIELD S1 3QJ			
DRAWING			
3RD FLOOR			
Client Name	Area	Scale	Notes
DRAWING NO: 1			

