



Unique period office accommodation Size 1,034 sq ft (67.1 sq m)

- Close to City Centre
- Available for immediate occupation
- Suitable for alternative uses, subject to any necessary consents

Unique period office accommodation

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Location

The property is located on the corner of Allen Street and Cross Smithfield within the St Vincent's Quarter of Sheffield City Centre. The A61 Shalesmoor (inner ring road) is within 250m to the East whilst Scotland Street is within 200m to the West. The heart of Sheffield City Centre is 0.5 miles to the South.

Description

The property comprises office accommodation at 1st and 2nd floor level within a period building. The property is situated above a workshop but also overhangs the adjacent property at 2nd floor level. The offices are basic but functional for a small business and include small kitchen area, toilets and a number of different rooms. There is no lift in the building.

Accommodation

Description	SQ M	SQ FT
First Floor	32.7	352
Second Floor	63.4	682
Total	67.1 Sq m	1,034 sq ft

Tenure

The property is held by way of a Long Leasehold title for a term of 199 years from December 2006, therefore has approx. 185 years remaining. The tile is subject to a ground rent. This is currently £105pa but is subject to fixed uplifts, doubling every 25 years.

Terms

The premises are available to purchase. The property is held by way of a long leasehold interest, for a term of 199 years from 2006. Alternatively, consideration may be given to leasing the premises on terms to be agreed.

EPC Rating

This is available upon request.

VAT

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



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information please contact the sole agents CPP.

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Date of Particulars

January 2021

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