



Period Office Development Opportunity Size 1,874 sq ft (174.11 sq m)

- Excellent location close to University of Sheffield
- Detached Building with development opportunity - STP
- Ideal for investor or owner occupier

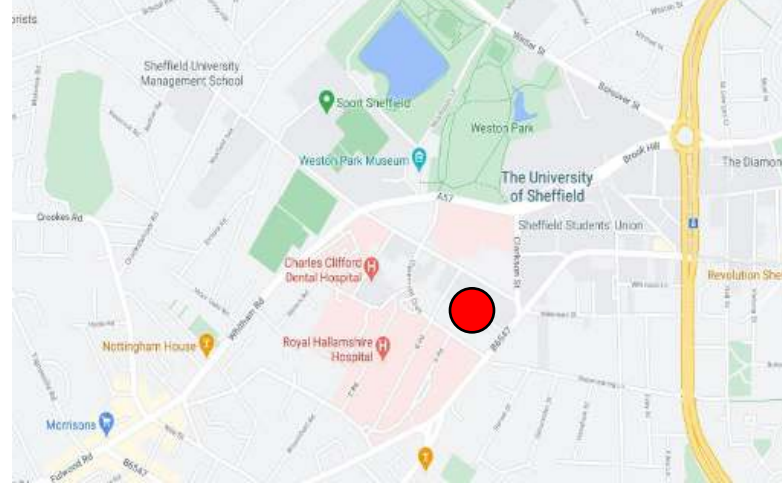
Period Office Development Opportunity – For Sale

Size 1,874 sq ft (174.11 sq m)

Location

The property is situated on Shearwood Road, which is a no-through street accessed off Glossop Road, adjacent to the junction with Clarkson Street. Glossop Road leads East towards the inner ring-road, situated within 350m and then immediately continues into the city centre.

Shearwood Road is within close proximity to Sheffield Children's Hospital, Sheffield Hallamshire Hospital (and associated Hospitals) and the University of Sheffield. As such, the majority of the surrounding properties are a mix of uses linked to these establishments/institutions, as well as private commercial occupiers and various residential occupiers.



Description

A detached, Victorian property, originally built as a dwelling house, but more recently used as offices. There is accommodation over 3 upper floors, with the addition of substantial cellar area that may also be brought into usable accommodation. There is access via the side elevation to a small rear yard area.

The property has been vacant for a number of years and is in a dilapidated condition. There are signs of some historic structural repairs to the property, further details available upon request.



Accommodation

We have been provided with Gross Internal Area measurements for the site as follows:

Floor	Sq M	Sq Ft
Basement	36.15	389
Ground Floor	56.06	603
First Floor	55.93	602
Second Floor	25.97	280
TOTAL	174.11 Sq M	1,874 Sq Ft

VAT

The property has not been elected for VAT therefore, VAT is not applicable to the purchase price.

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents, CPP:

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Terms

The freehold of the property is available, quoting offers in excess of **£300,000** exclusive.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

Date of Particulars

November 2020



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