



## Period Office Development Opportunity Size 3,500 sq ft (174.11 sq m)

- Excellent location close to University of Sheffield
- 2x Semi-Detached Buildings with development opportunity - STP
- Ideal for investor or developer

# Period Office Development Opportunity – For Sale

## Size 3,500 sq ft (174.11 sq m)

### Location

The properties are 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.

### Description

The properties are a pair of semi-detached, Victorian properties originally constructed as dwelling houses, but more recently used for academic and office purposes, with accommodation over ground and first floors.

There is access via either side elevation to a rear garden area. There is also a small outbuilding (former garage) and driveway allowing room for a single vehicle to park off-road adjacent to No7. Both buildings benefit from basements which were previously used for storage.

Although there is an interconnecting door leading between No5 and No7 at first floor level, this could easily be reinstated to form 2 separate properties once again.

The properties remain in a dilapidated state of repair with signs of some historic structural repairs to the property, further details available upon request.

### Accommodation

We have been provided with the following Gross Internal Area measurements:

	Sq M	Sq Ft
5 Shearwood Road	162.95	1,754
7 Shearwood Road	162.20	1,746
<b>Total</b>	<b>325.15</b>	<b>3,500</b>

### Legal Costs

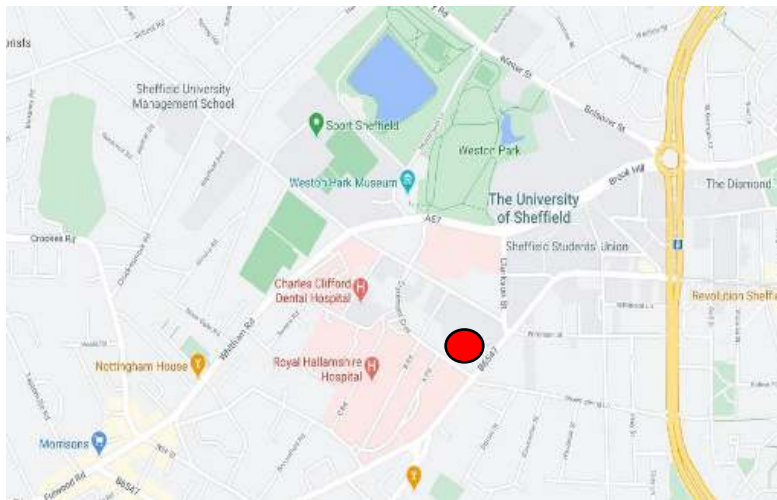
Each party is to bear their own legal costs incurred in any transaction.

### Terms

The freehold of both semi-detached properties are available as a single lot purchase. Offers in excess of **£475,000** exclusive.

### VAT

The properties have 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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### Date of Particulars

November 2020

### Anti-Money Laundering (AML)

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

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