For Sale (May Let)



69 Allen Street Sheffield S3 7AW



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

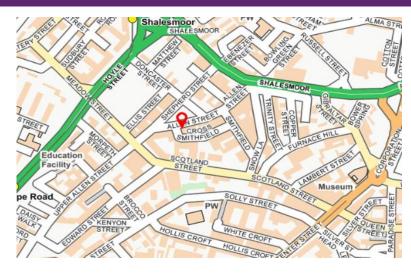
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Location

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.



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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.

Rob Darrington	Max Pickering
T: 0114 2709163	T: 0114 270 9165
M: 07506 119770	M: 07835 059 363
E: <u>rob@cppartners.co.uk</u>	E: <u>max@cppartners.co.uk</u>

Date of Particulars

January 2021