



Rare Period Property with Development Potential

12,469 Sq Ft (1,158.37 Sq M)

- Suitable for a variety of uses, subject to planning
- Detached Building with development potential
- Excellent location close to University of Sheffield and hospital campus

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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

The property main comprises a detached, Victorian villa, originally constructed as two dwelling houses, but more recently used for academic and office purposes. There is accommodation over 3 upper floors, with the addition of substantial cellar area that may also be brought into usable accommodation.

The property also benefits from two purpose built, detached modular building facilities, which are situated either side at the front of the property, offering substantial additional floor space.

Accommodation

DESCRIPTION	SQ FT	SQ M
9	3,181	295.51
6-8 Basement	869	80.73
6-8 Ground Floor	3,698	343.54
6-8 First Floor	3,102	288.18
6-8 Second Floor	1,619	150.41
TOTAL	12,469 SQ FT	1,158.37 SQ M

Terms

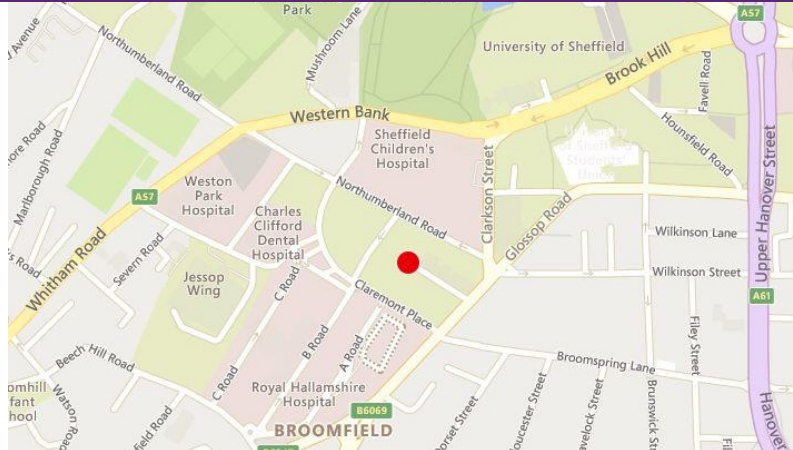
The freehold of the property is available, quoting offers in excess of £850,000 exclusive.

VAT

The properties have not been elected for VAT.

EPC Rating

Available upon request.



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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April 2022



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