



Self-Contained Period Office Building 2,900 Sq Ft (269.41 Sq M)

- Detached office premises
- Rare freehold opportunity
- Close to hospitals and University campus

Self-Contained Period Office Building

2,900 Sq Ft (269.41 Sq M)

Location

This property fronts Glossop Road, which is an arterial link road into Sheffield City Centre. The inner ring-road is situated within 350m of the subject premise, as well as minutes walk away from The University of Sheffield Supertram stop, and numerous car parks.

Glossop Road is within immediate distance to Sheffield Children's Hospital, Sheffield Hallamshire Hospital and the University of Sheffield. As such, the surrounding area contains properties of mixed use with links to the above establishments, as well as private commercial occupiers and various residential occupiers.

Description

The property comprises a detached, Victorian villa, originally constructed as a dwelling house, but more recently used for academic and office purposes. There is accommodation over the three upper floors, with the addition of a substantial cellar area.

The subject premise is in tidy condition requiring minimal work and features a small driveway to the side of the premise and small external area. The building can be accessed via the main entrance directly off Glossop Road.

Accommodation

DESCRIPTION	SQ FT	SQ M
Basement	843	78.31
Ground Floor	941	87.42
First Floor	926	86.03
Second Floor	190	17.65
TOTAL	2,900 SQ FT	269.41 SQ M

Terms

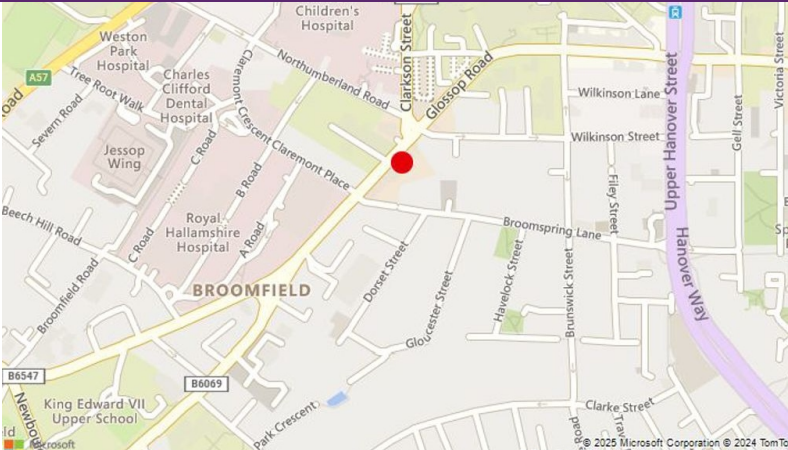
This property is immediately available to purchase at a price of £425,000.

VAT

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

Rateable Value

The property has a Rateable Value of £13,000, effective from 1st April 2023.



Anti-Money Laundering (AML)

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

EPC Rating

The EPC rating for the property is C.

Further Information

For further information please contact the sole agents CPP
Rob Darrington MRICS
T: 0114 270 9163
M: 07506 119 770
E: rob@cpp.uk

July 2025



0114 273 8857
www.cpppartners.co.uk

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.