

Herot
Health
Park Hill

Commercial
investment for sale

£240,000 / 9.04% NIY

1,475 sq ft

Conceived in the 50s by Sheffield City Council architects Ivor Smith and Jack Lynn, they had a vision that would transform the way people lived and worked.

Years of under-investment left the infamous Park Hill estate in a state of decline. Yet, in recognition of its architectural and social importance Park Hill was Grade II Listed by English Heritage in 1998, becoming the largest Listed building in Europe.

Urban Splash fell in love with the brutalist giant. We had a vision to regenerate the notoriously neglected estate into a place people would love to live in again.

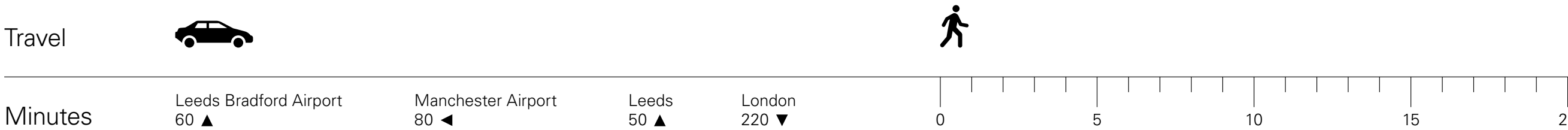
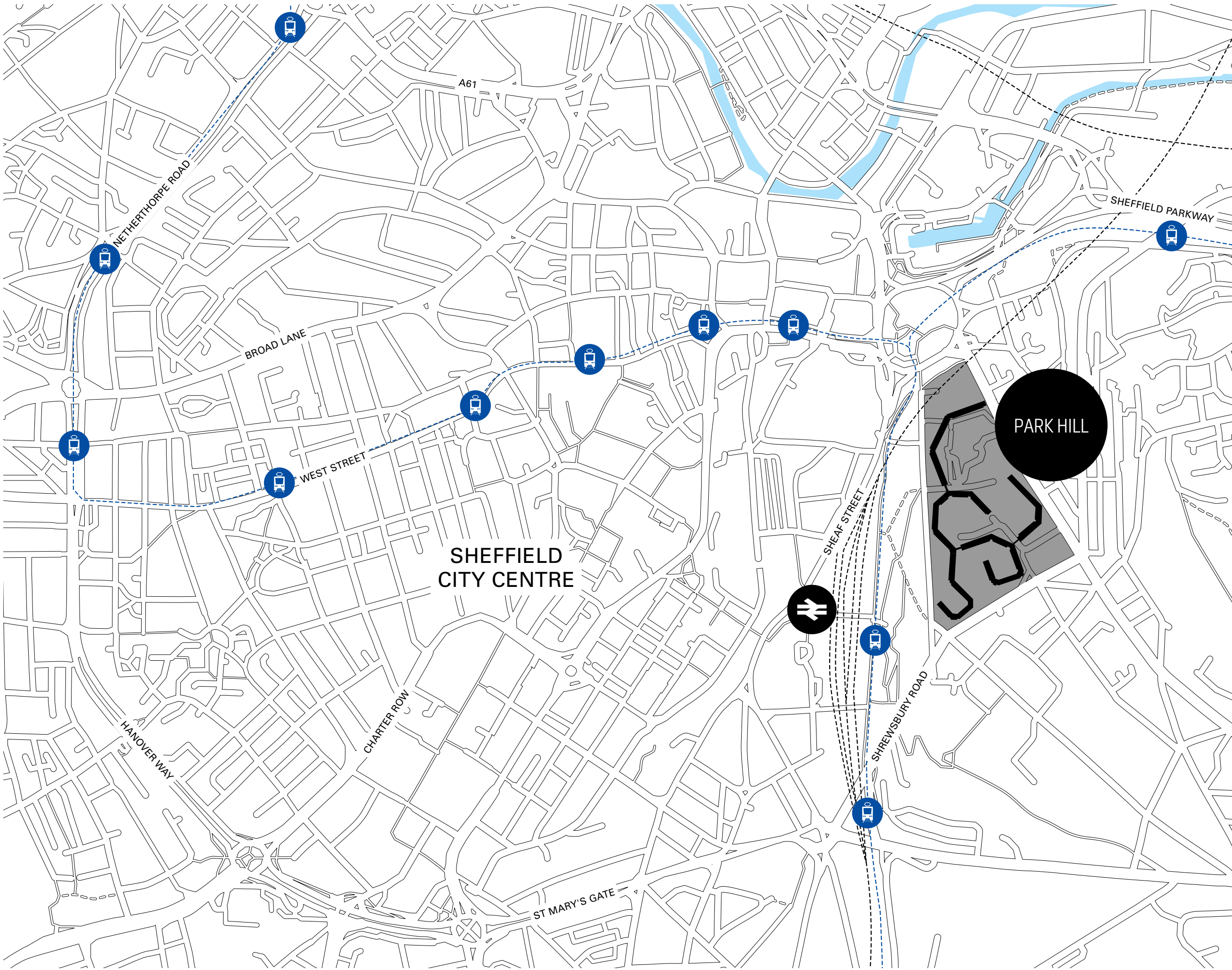
We're creating a vibrant and sustainable neighbourhood for the 21st Century. A neighbourhood filled with creativity and culture. We're looking firmly to the future whilst respecting the history of this iconic building.



Unit 6-7
33-35 South Street
Phase 2
Park Hill
Sheffield S2 5DZ

Park Hill is super easy to get to, just 5 minutes by foot from Sheffield train station, which will link you to routes across the country. Along with the tram stop, linking you all over the city. The main roads by Park Hill will provide easy access in and out of the city and just a short drive to the M1 and Peak District.

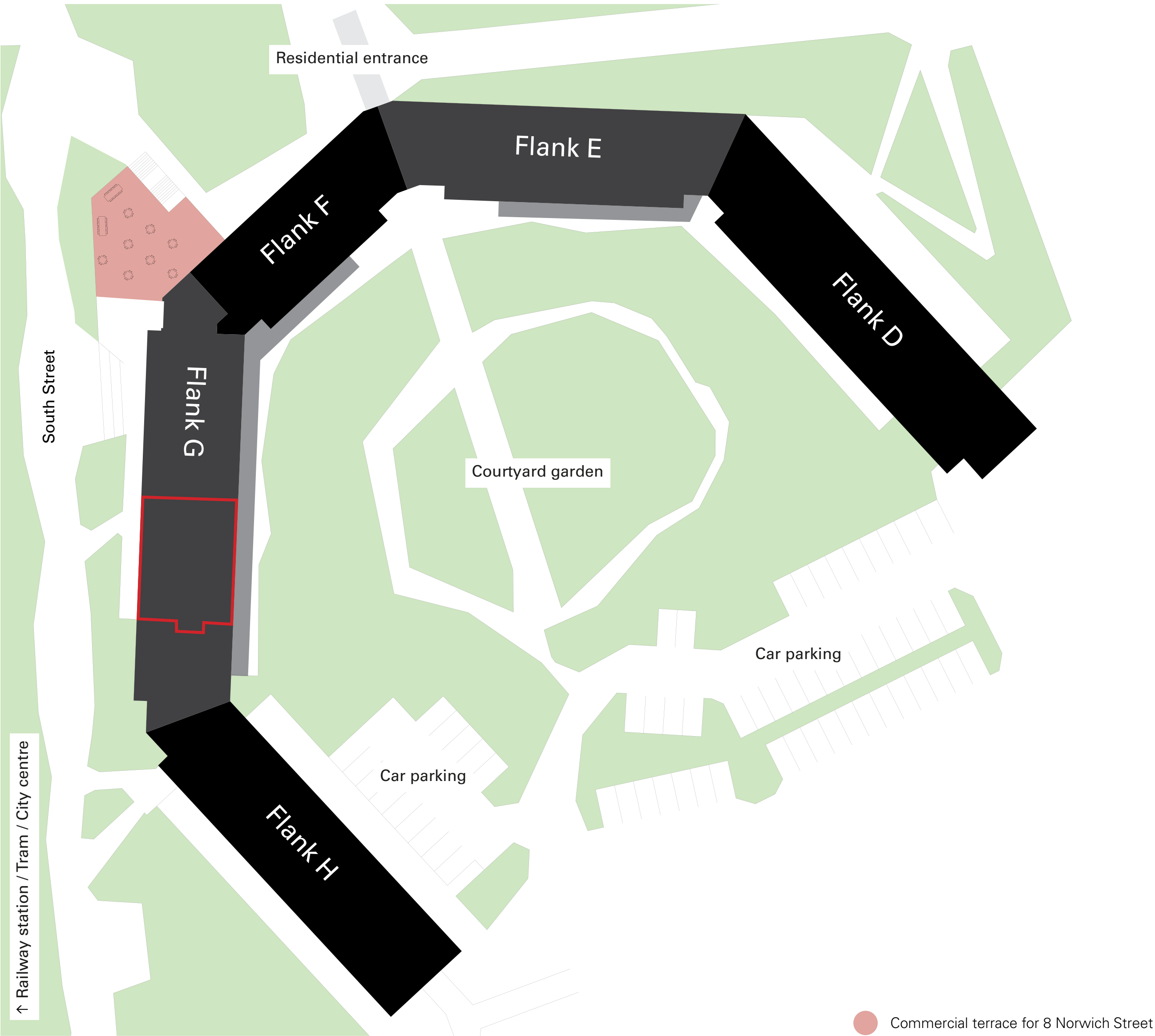
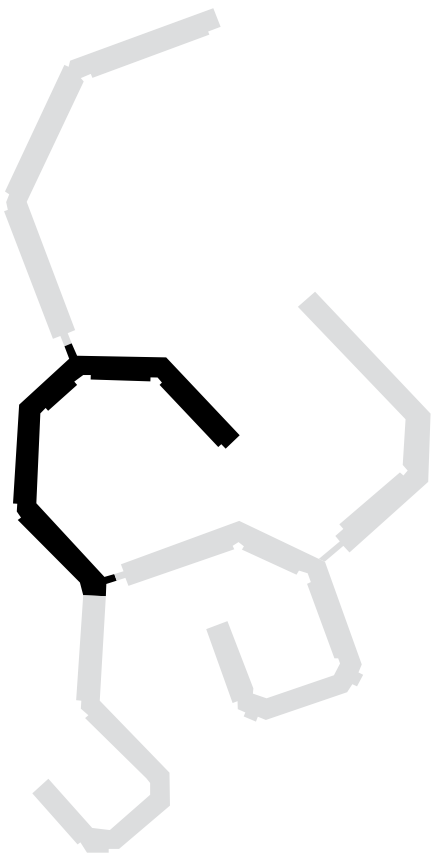
Being so close to the City Centre, you can literally pop to the shops on your lunch break, enjoying the high street and all the independent businesses accompanying the area.



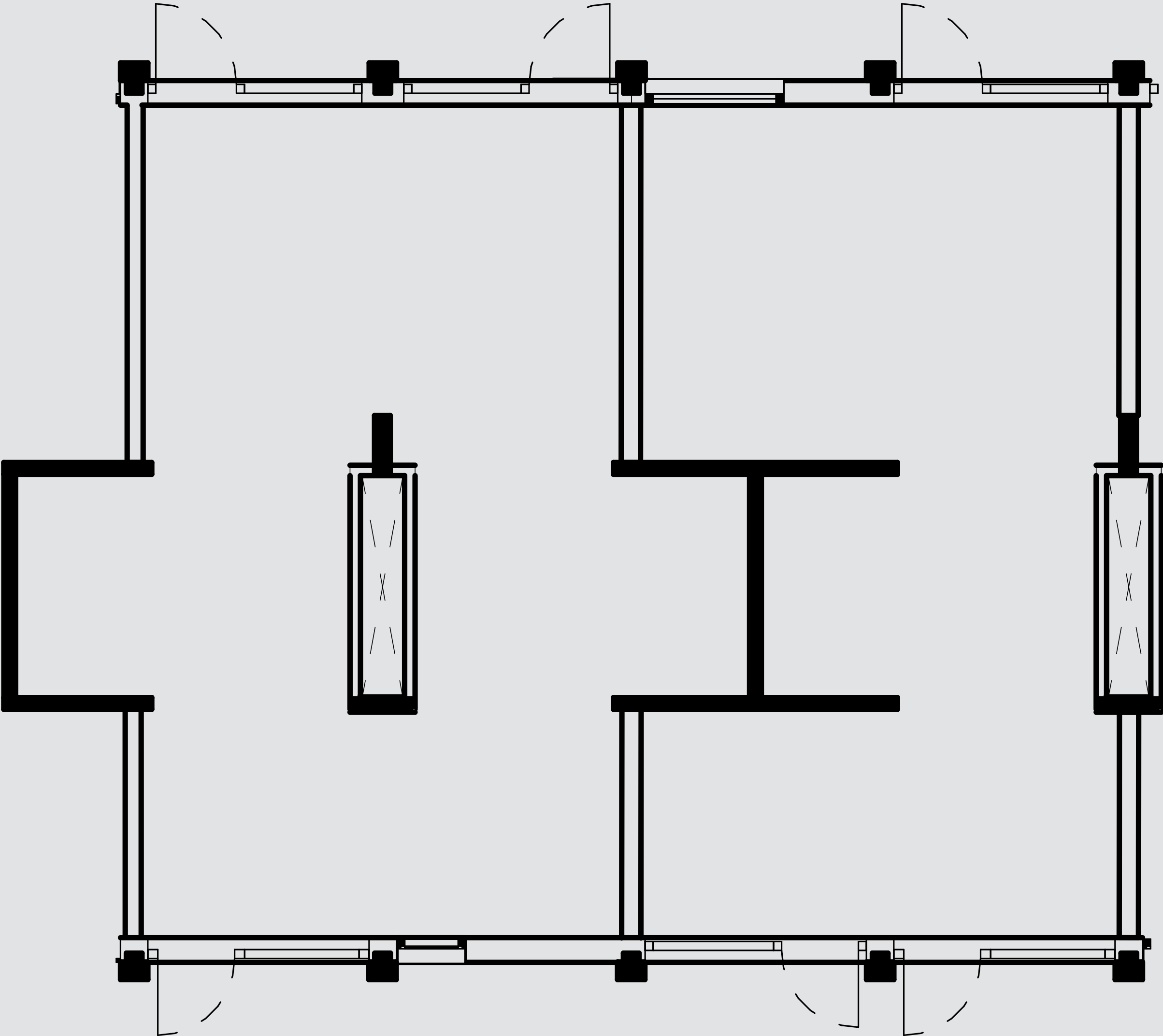
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Unit 6-7 is a commercial suite that is situated on floor 5 of Flank G.

The space extends to 1,475 sq ft with access provided from South Street.



Flank G, Level 05
(Below Street)



Tenancy

Unit 6-7 is a health and wellbeing initiative which serves Park Hill and the wider area. The unit is let to Hero of Health Limited (company number 13430086) on a 5-year lease from 12th October 2024.

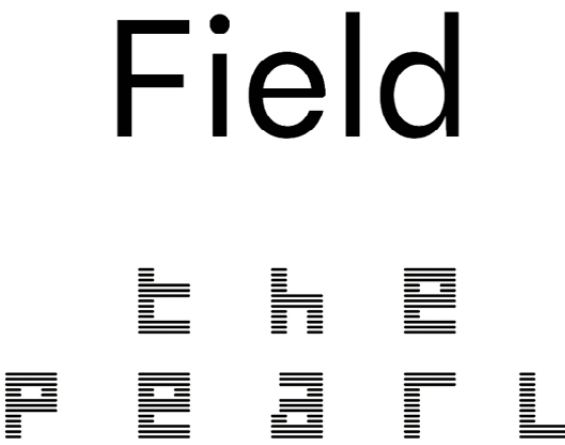
The rent is £22,124 per annum which equates to £15.00 per sq ft.

Tenure

Long Leasehold interest
— 250 years at a peppercorn rent



Other occupiers
at Park Hill



Further information

VAT
The property is elected for VAT and the sale will be structured as a TOGC.

EPC
Rating B

Certificate can be provided on request.



Get in touch



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Agents

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