



Self-Contained Period Office Building 3,134 Sq Ft (291.15 Sq M)

- Rare freehold opportunity
- Located in a sought-after area of Sheffield
- Close to hospitals and University campuses
- Suitable for change of use (subject to planning).

Self-Contained Period Office Building

3,134 Sq Ft (291.15 Sq M)

Location

The property is situated on Marlborough Street, close to its junction with Northumberland Road in the Crookesmoor areas of Sheffield. Northumberland Road leads immediately onto the A57 (Whitham Road) which in turn leads either into the city centre to the East or out to the affluent residential suburbs of Sheffield to the West.

This location is a very popular residential location with a mix of occupants including students, young professionals, families and the elderly. This location is also adjacent to the University of Sheffield and within close proximity to the Royal Hallamshire Hospital and the other associated medical buildings.

The inner ring road for Sheffield City Centre is 0.75miles to the East. Sheffield Main Line Train Station is also within 1.5miles to the East.

Description

Marlborough House comprises a detached Victorian Villa, originally constructed in 1880 as a single dwelling. It has been most recently used as a HQ office facility, with a two-storey flat roof extension to the Southern elevation of the site which was added in 1958. The property features a yard area suitable for parking to the front of the property overlooking Northumberland Road.

The interior of the property remains in its original configurations, with accommodation split across 3 storeys and featuring a basement storage area.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,457	135.36
First Floor	1,289	119.75
Second Floor	388	36.05
TOTAL	3,134 SQ FT	291.15 SQ M

Terms

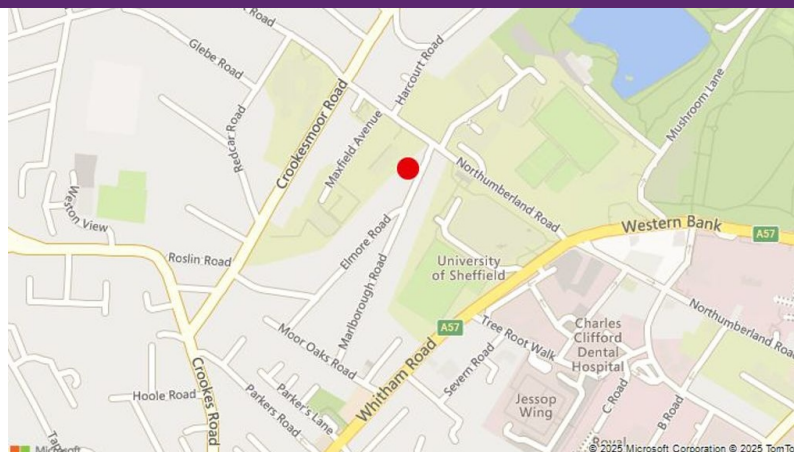
The property is available at a purchase price of £485,000.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC 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.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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