



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

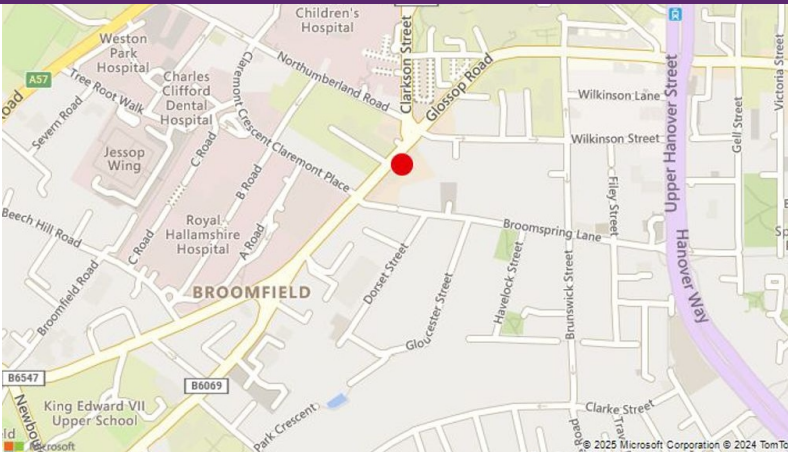
This property has not been elected for VAT therefore VAT is not applicable to the purchase price.

Rateable Value

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

EPC Rating

The EPC rating for the property is C



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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October 2025



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