

On the Instruction of HSBC Bank Plc

FREEHOLD FOR SALE

SHEFFIELD, Broomhill, 251 Fulwood Road S10 3BE



Key Features

- Freehold Property
- Potential residential use on the upper floors

Viewing

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Date of Issue 9-June-2020

Location

Broomhill is located approximately 2 miles west of Sheffield city centre. There retail offering is made up of a mix of national and local occupiers, including **Morrisons**, **Card Factory**, **Bernardo's** and **Subway**.

Fulwood Road is a busy arterial route into Sheffield, thus benefitting from passing vehicular traffic.

Description

The former banking hall is arranged over ground floor and basement. The ground floor provides a main banking hall and offices while the basement comprises storage, staff accommodation and a strong room.

The upper floors are vacant but previously let out on residential tenancies. The Flat on the First Floor has a total of 2 bedrooms and one bathroom. The Flat on the Second / Third Floor has 4 bedrooms, 2 bathrooms and separate W/C.

Accommodation

Ground Floor	130.10 sq m	1,400 sq ft
Basement	96.30 sq m	1,037 sq ft
First Floor (2 bed Flat)	72.18 sq m	777 sq ft
Second / Third Floor (4 Bed Flat)	102.7 sq m	1,106 sq ft

Total Floor Area	401.28 sq m	4,320 sq ft
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Planning

The ground floor and basement currently benefit from A2 (E) use. The upper floors were previously occupied for residential use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in the region of **£370,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £25,250. The UBR for 2020/2021 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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