

Property Consultants



**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale /To Let

26 – 28 High Street, Sheffield S1 2GE



- Vacant Freehold City Centre Retail/Office Property
- Basement, Ground Floor and Four Upper Floors
- Total Net Internal Area - 7,296 sq ft Approx
- Potential for Residential Conversion of Upper Floors
- Existing A2 Consent with Potential for Other Uses

## LOCATION

The premises are located just off the prime pedestrianised shopping precinct of Fargate in the heart of Sheffield City Centre.

Occupiers in close proximity include McDonalds, Boots, Halifax, Poundland, Sports Direct and HMV with Sainsbury's Local directly opposite.

Numerous bus services serve High Street and Sheffield Supertram passes the front of the premises with both the Cathedral and Castle Square stops less than 50 yards away.

## DESCRIPTION

The property comprises a 5-storey retail//office building with a basement. The ground floor provides open plan space with an imposing double height glazed frontage. The basement provides good quality storage and the upper floors have previously been used as offices.

There is a substantial staircase to the rear providing access to the upper floors.

## ACCOMMODATION (Approximate net areas)

Basement	1,331 sq ft	123.6 sq m
Ground Floor	1,742 sq ft	161.8 sq m
First Floor	836 sq ft	77.7 sq m
Second Floor	1,787 sq ft	166.0 sq m
Third Floor*	800 sq ft	74.3 sq m
Fourth Floor *	800 sq ft	74.3 sq m
<b>Total N.I.A.</b>	<b>7,296 sq ft</b>	<b>677.8 sq m</b>

\*Area subject to confirmation

## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 89 (Band D). A full EPC will be provided on request.

## RATING

The 2017 rating assessment is: -

Offices & Premises RV £122,000

The current rate in the £ is 49.3p.



## SALE

Offers in the region of **£950,000**, subject to contract, are invited with vacant possession on completion.

## LEASE

Alternatively, our clients would look at granting a new lease on the premises on terms to be agreed at a rental of **£95,000 per annum**.

## VAT

VAT will be payable on the purchase price or rent.

## PLANNING

The premises are understood to have A2 consent. In 2003, a planning consent was granted for conversion of the 2 upper floors to residential (4 x 2 bed flats) however this was never implemented and has now lapsed.

## RESIDENTIAL POTENTIAL

A plan from a recent feasibility study is attached showing a possible conversion of the upper floors to 6 flats (2x 1 bed & 4x 2 bed). Further details on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## VIEWING ARRANGEMENTS

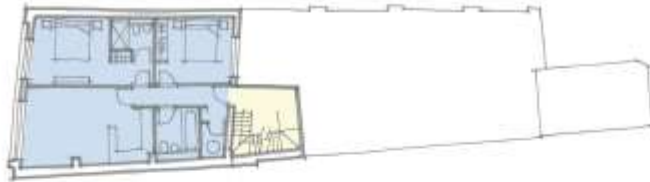
Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or [martin@crosthwaitecommercial.com](mailto:martin@crosthwaitecommercial.com)



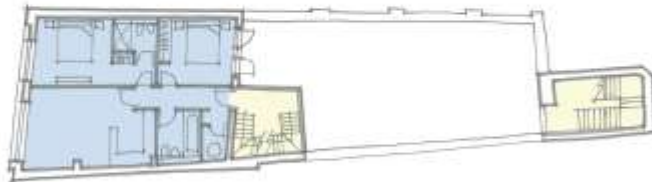
**SUBJECT TO CONTRACT AND AVAILABILITY**

Revised February 2019

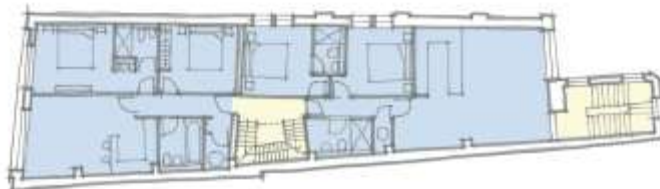
## Feasibility Study by Peak Architects for Conversion of Upper Floors



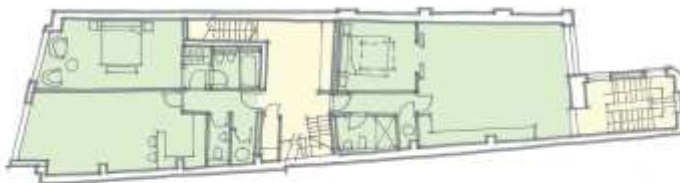
**LEVEL 04 FLOOR**



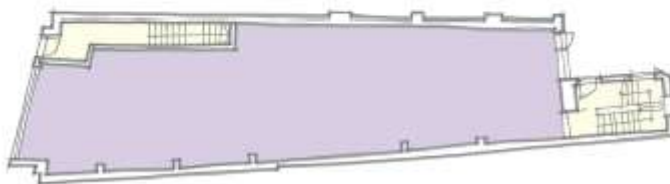
**LEVEL 03 FLOOR**



**LEVEL 02 FLOOR**



**LEVEL 01 FLOOR**



**GROUND FLOOR PLAN**