

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

1 Townhead St, Sheffield S1 2EB



- Self-Contained 919 sq ft Office/Retail Property
- Rare Opportunity to Purchase City Centre Unit
- Ideal for Owner Occupier/SIPP
- Available For Sale on a Long Leasehold Basis
- Offers in the Region of £145,000

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LOCATION

The premises are prominently located on the corner of Townhead Street and Pinfold Street in the heart of Sheffield's traditional professional quarter. There are numerous office occupiers in the vicinity including Regus as well as a variety of bars and restaurants, with Leopold Square within walking distance. Public transport is easily accessed with numerous bus routes and a Supertram stop just outside the premises.

DESCRIPTION

The property comprises a self-contained ground floor office/retail unit which forms part of the larger 'The Balance' office building. The premises are currently used as office and are open plan in nature, with a kitchenette, staffroom and W/C opposite the entrance. The premises benefit from gas central heating, suspended ceiling and contemporary lighting. The unit is accessed via a personnel door fronting Townhead Street.

ACCOMMODATION (Approx net internal areas)

Ground Floor	919 sq ft	85.43 (sq m)
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RATING ASSESSMENT

The premises are not currently assessed for Business Rates, however upon new occupier entry reassessment will be required.

EPC

A full Energy Performance Certificate will be provided on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

PRICE

Offers in the region of **£145,000**. We understand that VAT will be payable on the sale price.

TENURE

The premises are offered for sale long leasehold for the residue of a term of 150 years from April 1981 at a fixed nominal ground rent.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café), B1 (Offices) and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes – Crosthwaite Commercial

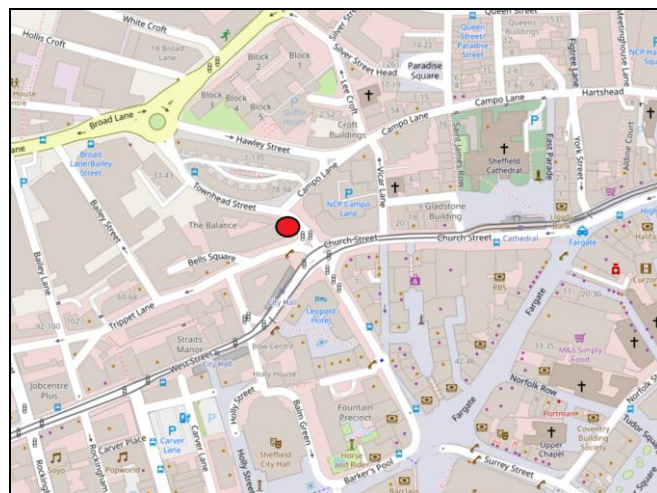
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SUBJECT TO CONTRACT AND AVAILABILITY

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