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For Sale

For illustration purposes only

Medical centre on site of 0.207 acres with redevelopment potential, located close to Sheffield City Centre ring road

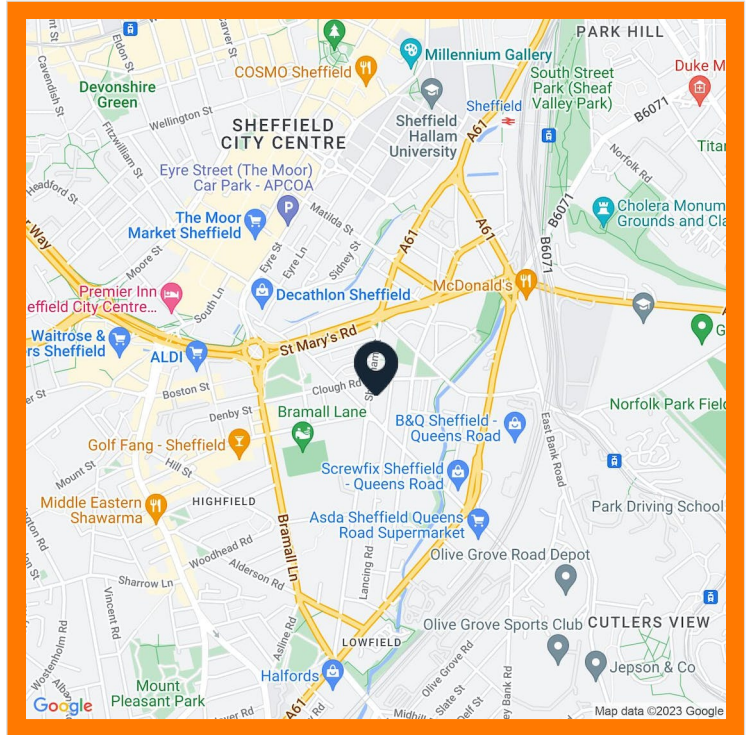
Offers in excess of £475,000

251 Shoreham Street, Sheffield, S1 4SS

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- Medical surgery building within a site of approximately 0.207 acres (9,033 sq ft)
- Freehold site offered with vacant possession
- 150 yards from Sheffield City Centre ring road near variety of amenities
- Edge of the city centre location: Sheffield city centre, train station, Sheffield Hallam University and Sheffield United football ground all within 0.5 mile
- Potential for redevelopment / alternative commercial & residential uses (STP)



Description

The property comprises a single storey building which is currently utilised as a medical centre. The building is of brick construction with a concrete roof. The internal accommodation includes consultation rooms, waiting area, staff room, kitchen, WC/disabled WC and reception area. Externally there is a large car parking area, which could accommodate approximately 10 + vehicles, and landscaped areas.

The site is of a rectangle shape and mainly level. The site area is approximately 0.207 acres (9,033 sq ft). The building has a Net internal area of 1,327 sq ft (123.21 sq m), and gross internal area of 1,691 sq ft (158.47 sq m).

Location

The property occupies a prominent corner position where Shoreham Street meets Clough Road just outside the Sheffield city centre ring road. The property is located within the Highfield area of Sheffield approximately 0.5 mile from the city centre. The location is in close proximity to a number of key locations in Sheffield city centre and around the fringe of the ring road.

The property is nearby a variety of commercial and residential uses. Notable occupiers in the area include Sheffield United Football Club, Decathlon, Screwfix, B&Q, New Era Square, Pure Gym, UTC Sheffield City Centre, and various others. Within close proximity are a number of student accommodation blocks and a mixture of housing types.

Planning

The site is allocated under the Unitary Development Plan as a Housing Area. The existing use of the property is within Class E (Commercial, Business and Service) under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The property is suitable for a range of potential alternative uses falling within Class E and maybe suitable for other uses outside Class E, subject to planning permission.

A pre-application enquiry has resulted in a positive response for a four / five storey student / residential led redevelopment of the site. In our view the property offers a development potential, although we advise prospective purchasers to make their own enquiries and take professional advice.

Tenure

The property is offered for sale on a Freehold basis.

Freehold - Title number SYK461504

Price

Offers invited in excess of £475,000.

VAT

We understand VAT is not payable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Viewing Arrangements

For further information or accompanied viewings, please contact the agent:

Francois Neyerlin

Telephone: 0114 281 2183

Email: francois.neyerlin@smcommercial.co.uk

Viewings strictly via appointment with the agent.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

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