

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

464-466 Manchester Road, Stocksbridge S36 2DU



- **Attractive Commercial Building in the Heart of Stocksbridge**
- **Stocksbridge Granted Over £20 Million of Levelling Up Fund Money to Improve the High Street**
- **Positioned Adjacent to the Entrance of Fox Valley**
- **Totalling 5,338 sq ft (496 sq m)**
- **Offers Invited at £375,000**

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LOCATION

The property is located on the north side of Manchester Road (B6088), in the centre of Stocksbridge, a vibrant town in South Yorkshire.

Fox Valley Retail Development is situated in the immediate vicinity of the property. The retail park is home to Costa Coffee, The Range, EE, GO Outdoors and Specsavers among many more.

There is good access to Junction 36 of the M1 Motorway to the east and Sheffield city centre is situated approximately ten miles to the south.

DESCRIPTION

The property is arranged over lower ground, ground, first and second floors and is built from typical brick construction beneath an attractive pitched natural slate roof.

The lower ground floor comprises of a main hall with ancillary space and the ground floor is arranged as three offices, which are linked, along with an impressive main entrance. The first floor comprises a large studio space with WC's and the second floor is currently arranged as three small offices / storage spaces which can be knocked through to create one larger space.

There is a two person lift that services the building along with disabled access from the rear and externally there is a small, private car park to the rear.

ACCOMMODATION

(All areas are approximate)

Lower Ground Floor	2,486 sq ft	231 sq m
Ground Floor	645 sq ft	60 sq m
First Floor	1,604 sq ft	149 sq m
Second Floor	603 sq ft	56 sq m
Total	5,338 sq ft	496 sq m



ENERGY PERFORMANCE CERTIFICATE

Rating 'D' to expire 3rd February 2031. Certificate available on request.

PRICE

Offers invited at £375,000 for the Freehold interest.

The property is NOT elected for VAT.

RATING

Interested parties are invited to make their own enquiries with the relevant authority.

USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

LEVELLING UP

Stocksbridge is one of 100 towns which have been selected to bid for a share of the £3.6bn funding which is available. The Government want to see proposals which will drive long term economic growth through sustainable investment in connectivity, land use, economic assets and skills and enterprise infrastructure.

Further information can be found in the link below - <https://www.welcometostocksbridge.co.uk/>

LEGAL COSTS

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

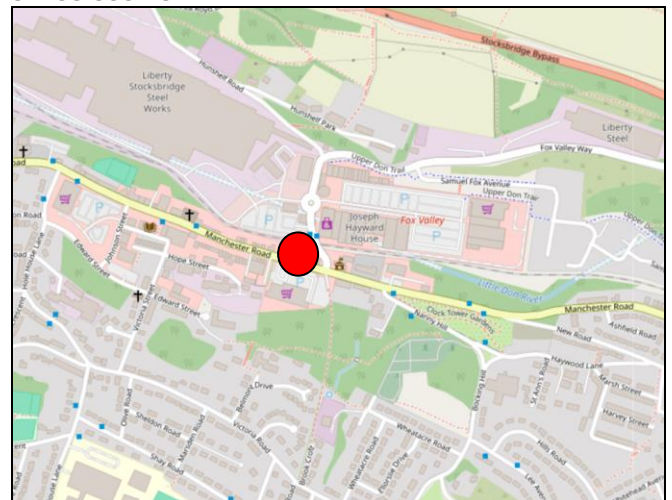
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY December 2023