

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

8 Norfolk Row, Sheffield S1 2PA



- Retail/Office Premises in the City Centre
- Prominent Location Close to Fargate and The Crucible
- Ground Floor and Two Upper Floors
- Ideal for Owner Occupier/SIPP
- Freehold For Sale - £250,000
- Total Internal Area – 1,256 sq ft (116.7 sq m)
- Available For Sale with Vacant Possession

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LOCATION

The property is prominently located on Norfolk Row, just off Fargate, in the heart of Sheffield City Centre. The property is also a short walk from the Crucible and Lyceum Theatres, as well as the Winter Gardens. Nearby occupiers include Marmadukes Café, Age UK and Vision Express.

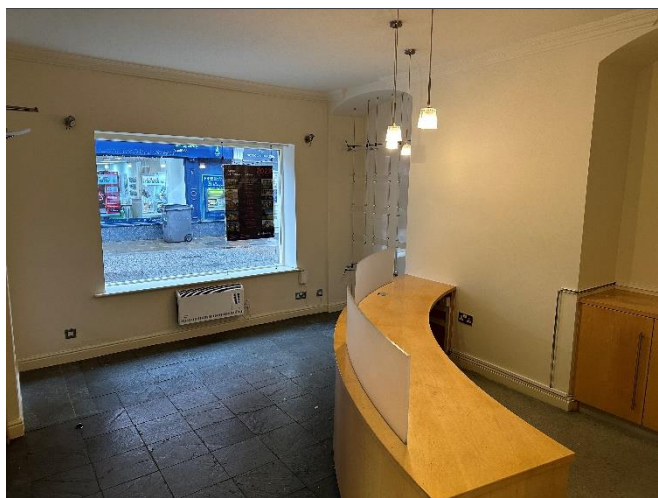
Sheffield Parkway can be easily accessed from the A61 which connects the city to J33 of the M1 Motorway to the east.

DESCRIPTION

The property comprises a 3-storey retail//office building. The ground floor provides shop floor/office space with a glazed frontage. The first floor offers partitioned office space with further offices, WCs and a kitchen on the second floor.

ACCOMMODATION (Approx internal areas)

Ground Floor	235 sq ft	21.8 sq m
1 st Floor	520 sq ft	48.3 sq m
2 nd Floor	501 sq ft	46.6 sq m
Total	1,256 sq ft	116.7 sq m



RATING

The unit is rated as Shop and Premises with a 2023 RV of £14,000.

Subject to status, a degree of small business rates relief should apply.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

TENURE

The property is held under Freehold Title number SYK80899. Please note the Ground Floor occupied by Age UK has been sold on a separate Freehold Title, therefore there is part flying Freehold.

PRICE

Offers invited in the region of **£250,000** for the Freehold Interest with Vacant Possession. VAT will be payable.

PLANNING

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 (Offices/Light industrial use), 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.

MONEY LAUNDERING

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

LEGAL COSTS

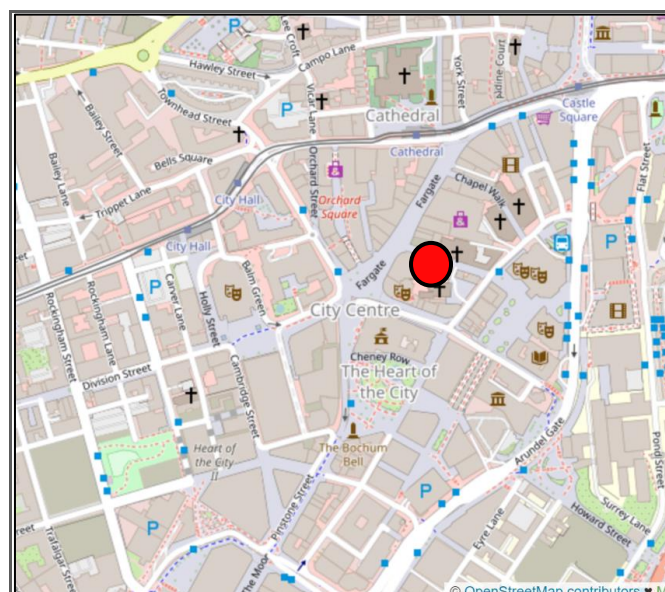
Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

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 February 2024