

Property Consultants

 Crosthwaite
COMMERCIAL

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

For Sale

The Three Cranes Hotel, Queen Street, Sheffield S1 2DW



- Prime Boutique Hotel For Sale
- Located in Sheffield City Centre
- Recently Refurbished to a Very High Standard
- 14 Ensuite Rooms + Licenced Public Bar & Restaurant
- Totalling 5,191 sq ft (482.3 sq m)
- Offers Invited at £975,000

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LOCATION

The property is situated in Sheffield City Centre in Sheffield's historic professional area. The premises front Queens Street close to its junction with North Church Street.

There are numerous office occupiers in the vicinity as well as a variety of bars and restaurants. Public transport is easily accessed with numerous bus routes and a Supertram stop within a short walking distance of the premises.

DESCRIPTION

The property is arranged over ground, first, second and third floors and is built from typical brick construction, beneath an attractive pitched natural slate roof. The exterior has recent been skimmed and benefits from contemporary sash windows.

The ground floor comprises of a fully licensed restaurant and bar upon entrance, with four hotel room suites to the left side and rear of the building. The first floor accommodates a further five hotel rooms. The second floor comprises five rooms, two of the suites lead up to the third floor where the bedrooms are located. Each suite accommodates, a kitchenette and a private bathroom.

The premises would also be suitable to be run as an air B&B or as serviced apartments.

ACCOMMODATION

(All areas are approximate)

Ground Floor	1,935 sq ft	179.8 sq m
First Floor	1,494 sq ft	138.8 sq m
Second Floor	1,494 sq ft	138.8 sq m
Attic	268 sq ft	24.9 sq m
Total	5,191 sq ft	482.3 sq m



ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

PRICE

Offers invited at **£975,000** for the Freehold interest.

VAT

The property is NOT elected for VAT.

RATING

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Public House & Premises RV £22,500

USE

The premises benefit from C1 planning consent.

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.

LEGAL COSTS

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

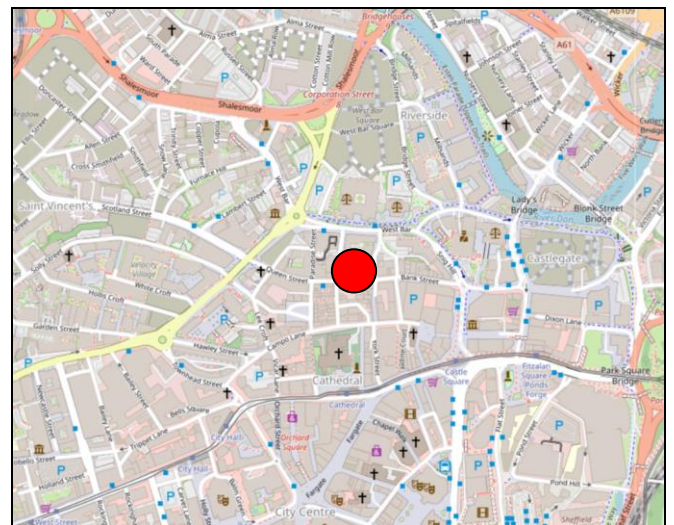
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY December 2023