

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

180 Shalesmoor, Sheffield, S3 8RG



- High Profile Development Opportunity
- Prominent Gateway Site Fronting The Inner Ring Road
- Site Area – Approx 0.48 Acres
- Popular Location in Kelham Island
- Freehold Site for Sale

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LOCATION

The site occupies a prominent position fronting onto The Sheffield Inner Ring Road (A61) in the Kelham Island area of Sheffield. The property is bordered by Alma Street to the north, A61 to the east, Cotton Mill Row to the west and a car park to the south.

West Bar Square is located directly across the Inner Ring Road which is a 1million square foot regeneration scheme, which the developers are onsite with.

To the east of the site, Kelham Island is a popular and growing neighbourhood with development on the neighbouring site between Cotton Mill Row and Cotton Street. There is the Little Kelham mixed use scheme which has been developed by CITU, who are also starting onsite on Kelham Central which will provide further mixed use space, close by.

Sheffield City Centre is within a short walk from the site. There are also easy road links to the M1.

DESCRIPTION

There are a variety of workshop/warehouse premises which cover the full site, there is also an Electric substation separately accessed from Alma Street.

The site is suitable for redevelopment subject to planning. The workshop/warehouse occupiers are subject to short term leases, which are excluded from the Landlord and Tenant 1954 Act.

ACCOMMODATION (All areas being approximate)

Site Area	0.48 acres	0.19 ha
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MONEY LAUNDERING

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.

PRICE

Unconditional offers in the region of **£1,450,000** are invited for the benefit of the freehold interest.

TENURE

The site is held Freehold title number SYK253102. The property will be sold with vacant possession.

PLANNING

The site is located within area allocated as General Industry Area in the Sheffield Unitary Development Plan. In the more recent Core Strategy the site falls within a Priority Office Area. However, through informal discussions with the Local Authority, they have indicated a high quality residential scheme would be preferred in this area.

The site is located within the Kelham Island Conservation Area.

Purchasers are advised to make their own planning enquiries and take professional advice.

LEGAL COSTS

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

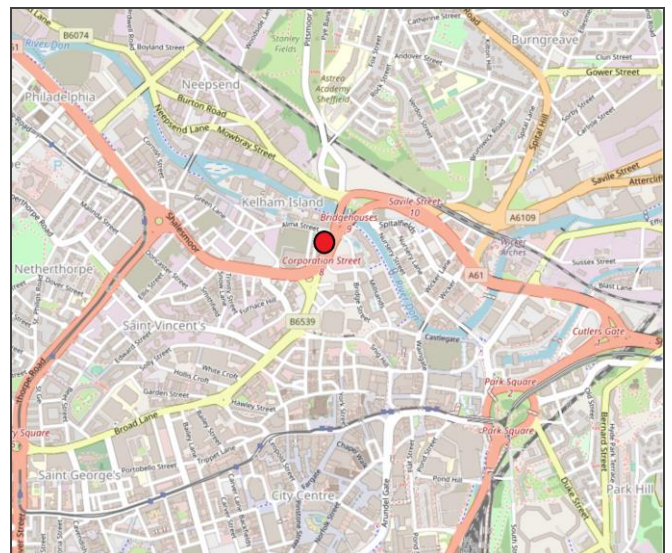
VIEWING ARRANGEMENTS

The site can be easily viewed from the roadside. Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

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