

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

106 The Moor, Sheffield S1 4PD



- **Former Bank with Offices above**
- **Potential for Retail Use on Ground Floor**
- **Prominent Location opposite The Moor Shopping Precinct**
- **5,910 sq ft on 4 Floors**
- **Long Leasehold Interest For Sale – Offers around £275,000**

www.crosthwaitecommercial.com

LOCATION

This is an extremely prominent building on the corner of The Moor and Fitzwilliam Gate, diagonally opposite The Moor Market, TJ Hughes, Poundland and Iceland. Also nearby are Wickes, Decathlon and Atkinsons Department Store. To the rear is the Moorfoot Building which houses Sheffield City Council's main administrative offices.

DESCRIPTION

The premises comprise a former bank with banking hall on the ground floor and storage and ancillary accommodation in the basement. There is a separate entrance from Fitzwilliam Gate to self-contained offices on the first and second floors, which have the benefit of a passenger lift.

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,755 sq ft	(163.0 sq m)
Basement	935 sq ft	(86.9 sq m)
First Floor	1,670 sq ft	(155.1 sq m)
Second Floor	1,550 sq ft	(144.0 sq m)
Total	5,910 sq ft	(549.0 sq m)

RATING ASSESSMENT

Ground & Basement	
Bank and Premises	Rateable Value £16,750
First & Second Floors	
Offices and Premises	Rateable Value £25,250

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - 88 Band - D
A full EPC is available on request.



TENURE

The premises are held on a ground lease for a term of 99 years from 20th August 1963, at a fixed ground rent of £850 per annum. The lease therefore has 42 years unexpired.

The lease permits the use of the premises as a bank or sales shop with offices above.

PRICE

Offers in the region of **£275,000** are invited for the benefit of the long leasehold interest.

VAT

VAT will not be payable on the purchase price.

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.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents, Crosthwaite Commercial - Martin Crosthwaite on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY
October 2018