

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let/May Sell

**Ebenezer St, Shalesmoor, Sheffield S3 8UR**



- **Fringe City Centre Light Industrial/Warehouse Premises**
- **Full Planning Permission for 55 Bed Residential Scheme**
- **Approximately 6,026 sq ft on 0.25 Acres**
- **Prominent Kelham Island Location with Excellent Visibility**
- **Potential for Other Commercial Uses, Subject to Planning**
- **Freehold For Sale – Offers in the Region of £975,000**
- **Alternatively, To Let on a New Lease**

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## LOCATION

The unit is located on Ebenezer Street, accessed directly off Shalesmoor (A61), in the popular Kelham Island area of Sheffield. Shalesmoor Tram Stop is close by to the property.

Kelham Island is a thriving location and there are excellent amenities for staff in the immediate vicinity with an eclectic mix of restaurants, bars and coffee shops.

## DESCRIPTION

The property comprises an industrial unit of steel portal frame construction, with brick elevations, part of which have been over clad. The unit incorporates a roller shutter door along with a pedestrian entrance.

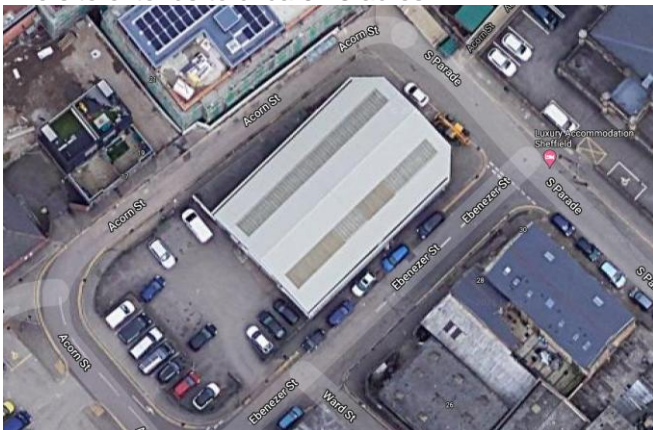
Internally, the property is split to provide an open plan warehouse with Eaves height of 3.5 metres and separate reception, offices, Wc's and stores. The warehouse section comprises concrete floors, rooflights and cladded elevations.

Externally, the unit has a secure private yard and parking for 15 + vehicles to the front elevation of the unit.

## ACCOMMODATION (Approx gross internal areas)

<b>Total</b>	<b>6,026 sq ft (559.8 sq m)</b>
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The site extends to circa 0.25 acres.



## RATING

The premises are currently assessed for rates as follows: -

Vehicle Repair Workshop & Premises Rateable Value - £35,250

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

## RENT

Offers in the region of **£52,500** per annum are invited.

VAT will NOT be payable on the rent.

## SALE PRICE

Offers of **£975,000** are invited for the benefit of the Freehold interest title number SYK325905.

## PLANNING

Full planning consent was granted on 27<sup>TH</sup> October 2023 for the Demolition of existing building and erection of a four-storey building comprising of 55 bed scheme and ground floor commercial units.

A copy of this planning application, including the Decision Notice, can be found on Sheffield Council's Planning website [here](#)

The planning reference is – Ref 22/04051/FUL

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 costs in connection with this transaction.

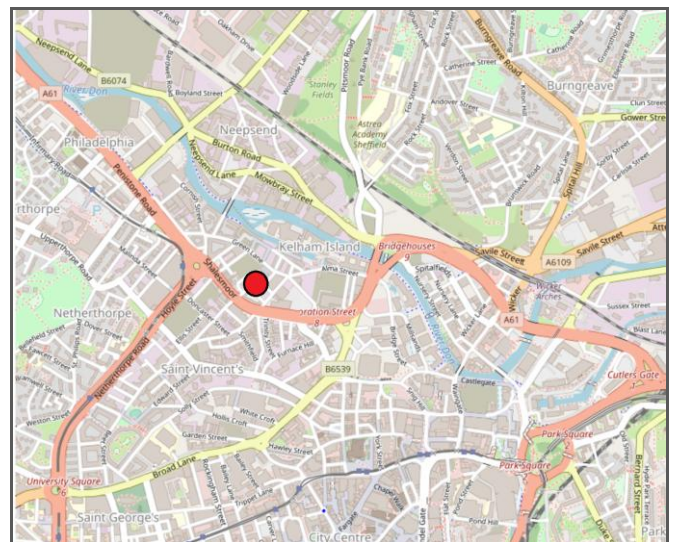
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

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07738 275 226



**SUBJECT TO CONTRACT & AVAILABILITY** Updated March 2025