

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale/May Let

605 Ecclesall Road, Sheffield S11 8PT



- Unique Character Building For Sale/To Let
- Rare Ecclesall Road Development Opportunity
- Great Location Fronting Popular Ecclesall Road
- Implemented Planning for Residential Development of 9 Apartments + 4 Dwellings House + Commercial Space
- Totalling 5,545 sq ft (515.19 sq m) on 0.2 Acre Site
- Immediately Available

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road around 1½ miles south of Sheffield City Centre. The property is close to Nonna's Bar & Restaurant, Sainsburys Local, Oxfam, Nando's and many other national, regional and local traders.

There is on street parking in front of the premises during the hours of 9.30am to 4pm and further parking along various side streets.

DESCRIPTION

The property is a former Sunday school arranged over ground and first floors with a basement and cellar, and is built from a combination of brick and stone beneath an attractive pitched natural slate roof.

The main section of the building has a double height ceiling with the two wings either side being single storey.

Externally, the property benefits from a rear yard which is accessed from Neill Road. There is potential for outside seating to the front.

ACCOMMODATION

(All areas are approximate)

Ground Floor	4,371 sq ft	406.1 sq m
First Floor	574 sq ft	53.35 sq m
Basement	299 sq ft	27.75 sq m
Cellar	302 sq ft	28.05 sq m
Total	5,545 sq ft	515.19 sq m

The site extends to 0.2 Acres.



Neil Road Frontage CGI's

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

RATING

The premises need to be reassessed for Business Rates purposes upon occupation.

PRICE/RENT

Offers invited for the Freehold interest. Alternatively the premises are available to let on a new lease on terms to be agreed.

PLANNING

The following planning consent has been implemented:

[21/03423/FUL](#)

Part-demolition, refurbishment and extension of existing building into a commercial unit (Use Class E) and 9no apartments and the erection of 4no dwellinghouses fronting Neill Road.

However, there was a previous application granted for change of use to a food hall/street food restaurant, bar and local enterprise.

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 joint agent detailed below.

Mark Holmes - Crosthwaite Commercial

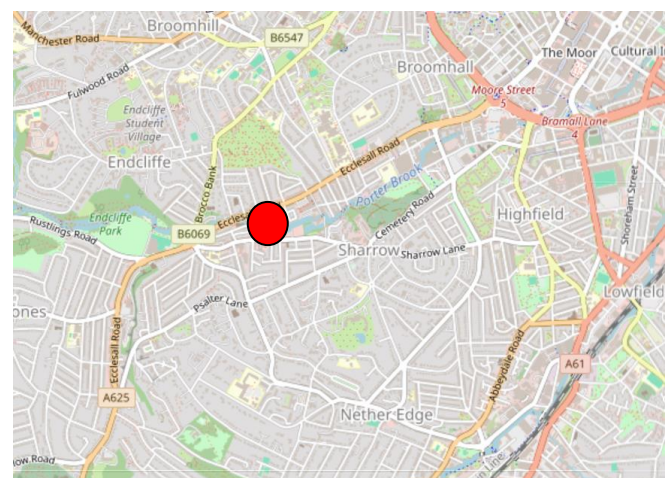
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SUBJECT TO CONTRACT AND AVAILABILITY July 2025