

Property Consultants



T 0114 272 3888

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

For Sale

Wards Court, 203 Ecclesall Road, Sheffield, S11 8HW



- **Fully Let Investment For Sale**
- **Excellent Location off Ecclesall Road**
- **Total Rental Income of £35,500 pa**
- **Ideal for SIPP Investment**
- **10 Designated Car Parking Spaces Available**
- **Totalling 2,881 sq ft (267.65 sq m) Across Two Floors**
- **Offers Invited in the Region of £425,000 (8% Net Yield)**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

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LOCATION

The premises are situated in a prime location in Wards Court, just off Ecclesall Road, Sheffield's premier suburban district centre. It is easily accessible to the Inner Ring Road and a short walk from Sheffield City Centre.

Occupiers in the immediate vicinity include Wetherspoons, Shell and Sheffield Dental Centre.

DESCRIPTION

Wards Court is a two storey listed building which has been converted into office accommodation. The property provides modern office suites of various sizes, each of which have their own kitchen facilities and shared WC facilities.

Externally there is a car park with 10 spaces which we are offering for sale separately.

ACCOMMODATION (Approx internal areas)

Ground Floor	1,127 sq ft	104.70 sq m
First Floor	1,693 sq ft	157.25 sq m
Total	2,820 sq ft	261.95 sq m



ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available upon request.

RATING

The premises are assessed as follows:

Unit 1 -Offices and Premises - Rateable Value £13,000

Unit 2 -Offices and Premises- Rateable Value £12,250

Unit 3 -Offices and Premises- Rateable Value £7,900

SALE

Offers in the region of **£425,000** are invited for the Long Leasehold interest, with which would reflect a **net initial yield of approx. 8%**. The lease is for 150 years from April 2006, leaving 131 years unexpired.

We are also offering 10 car parking spaces for sale at **£150,000** on a Long Leasehold basis.

If applicable VAT will be charged on the purchase price.

TENANCIES

The Ground and part-first floor is let to Mascot Management at a rent of **£21,000 per annum** expiring in April 2026. The remainder of the first floor is let to McVey Associates at a rent of **£14,500 per annum** expiring October 2028 with a break in October 2025.

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 fees 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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SUBJECT TO CONTRACT AND AVAILABILITY

June 2025