

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# For Sale

197 Holme Lane, Sheffield S6 4JR



- Retail Warehouse For Sale with Large Car Park
- Excellent Location Fronting Holme Lane
- Ideal For Investors / Developers / Owner Occupiers
- Totalling 28,497 sq ft (2,647.57 sq m)
- Total Site Area Approx. 0.9 Acres
- Offers Invited in the Region of £1.8 million
- **Note: Business Unaffected Due to Relocation**

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## LOCATION

The subject property sits equidistant between the Sheffield suburbs of Hillsborough and Malin Bridge on Holme Lane, opposite the Malin Bridge Supertram Stop. Hillsborough has always been a thriving retail centre with a main high street and Hillsborough Precinct which has seen a resurgence over the past few years. Malin Bridge is a predominantly residential area but it does have its own retail parade and is also the home of the relatively new, and very popular, Lidl Supermarket.

Sheffield city centre is situated approximately three miles to the south east and the A61 is easily accessible from the property which, to the north, provides access to Junction 36 of the M1 Motorway at Tankersley and, to the south, the Sheffield Ring Road and in turn Sheffield Parkway and Junction 33 of the M1.

## DESCRIPTION

The building is currently used as a retail warehouse with roller shutter and pedestrian access and a large car park and extends to approximately 28,497 sq ft, the majority of which is ground floor space with the exception of some first floor stores.

Internally, the spaces is currently arranged as a large sales area with a public café, private offices, meeting rooms and several storage areas.

There is the opportunity for a purchaser to redevelop the whole site but it is also suitable for owner occupiers and investors who can use the building in its current state as it is, in essence, a warehouse with large car park and good quality ancillary space.

In total, the building sits on a site of approximately 0.9 acres.

## ACCOMMODATION (Approx GIA)

Ground Floor Warehouse	22,088 sq ft	2,052 sq m
Ground Floor Storage	2,583 sq ft	239.9 sq m
First Floor Storage	3,826 sq ft	335.5 sq m
<b>Total Floor Area</b>	<b>28,497 sq ft</b>	<b>2,647 sq m</b>



## PRICE

Offers in the region of **£1.8 million** are invited for the Freehold interest. If applicable, VAT will be charged on the purchase price.

Floor plans are available on request.

## ENERGY PERFORMANCE CERTIFICATE

D (84). A copy of the EPC is available upon request.

## RATING

We understand that premises are currently rated as Warehouse and Premises with a 2023 Rateable Value of £40,500.

## 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 joint agents detailed below.

**Tom Shelton - Crosthwaite Commercial**

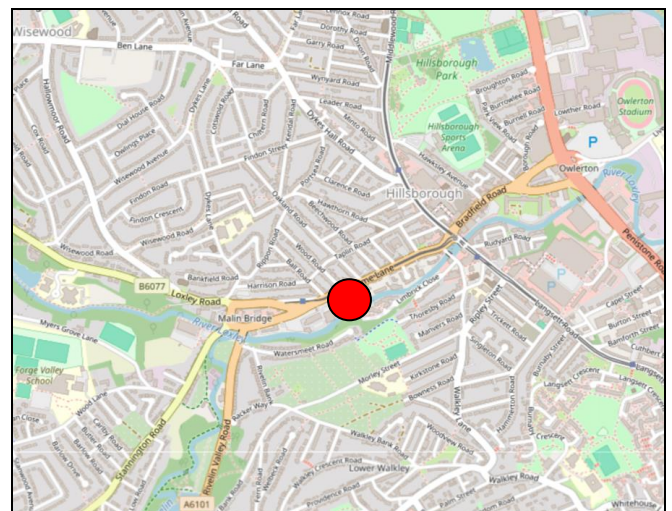
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SUBJECT TO CONTRACT AND AVAILABILITY

August 2025