

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale/To Let

2 Middlewood Road, Hillsborough, Sheffield S6 4GY



- **Prominent Location with Excellent Visibility**
- **Prime Retail/Office Premises In the Heart of Hillsborough**
- **Suitable For a Variety of Uses – Subject to Planning**
- **2,025 sq ft (189.1 sq m) Over Five Floors**
- **For Sale – Ideal for Investor/Owner Occupier/SIPP**
- **Offers Invited in the Region of £195,000**
- **Lease - £18,000 Per Annum**

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LOCATION

The property is located on the east side of Middlewood Road, in the Sheffield suburb of Hillsborough, close to its junction with Hillsborough Corner. Hillsborough is an extremely popular suburban retail centre with a main high street (Middlewood Road) and Hillsborough Precinct Shopping Centre which is located immediately behind the subject property.

Occupiers in the area include Home Bargains, B&M, Boots, and a large number of local occupiers providing an eclectic mix of shops, cafes and pubs.

There are excellent public transport links with numerous bus routes and the Supertram running along Middlewood Road.

DESCRIPTION

The property comprises a retail unit across 5 floors, including a basement and attic, and was previously used as a bank.

The ground floor contains a former banking hall with a grand frontage and metal framed windows. The first floor and second floor comprise office rooms along with smaller storage rooms. There is an attic previously used as storage. The cellar includes a safe.

Externally, there is access to the rear via a shared yard area.

ACCOMMODATION (Net areas are approximate)

Basement	352 sq ft	32.7 sq m
Ground Floor	690 sq ft	64.1 sq m
First Floor	262 sq ft	24.3 sq m
Second Floor	399 sq ft	37.1 sq m
Attic	332 sq ft	30.8 sq m
Total	2,025 sq ft	189.1 sq m

SALE

Offers in the region of **£195,000** are invited for the Freehold interest.

RENT

£18,000 per annum exclusive.

VAT

The building is NOT elected for VAT.

RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows:-

Bank & Premises R.V. £11,500

Subject to status, a degree of small business rates relief could be available.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

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 agents detailed below:

Mark Holmes – Crosthwaite Commercial

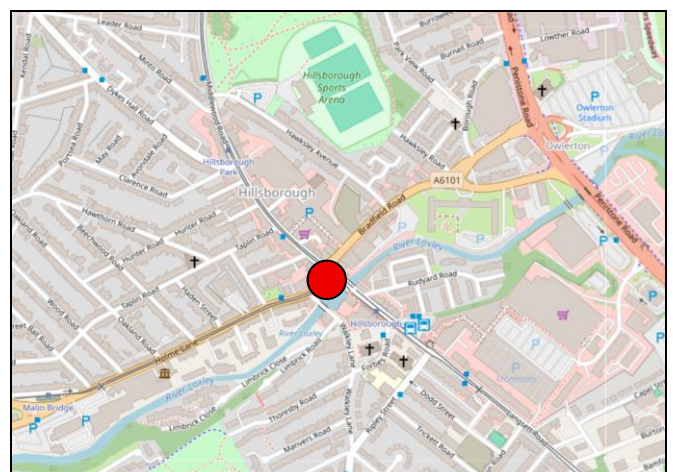
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SUBJECT TO CONTRACT AND AVAILABILITY September 2025