

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

Lowther Road, Sheffield S6 2DQ



- **Prominent Showroom Building**
- **Suitable For a Variety of Uses, Subject to Planning**
- **Excellent Visibility Fronting Penistone Road (A61)**
- **Building Totalling 9,052 Sq ft (840.9 Sq m)**
- **Ideal for Owner Occupiers/Investors**
- **For Sale – Freehold Interest With Vacant Possession**
- **Offers Invited In Excess of £625,000**

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LOCATION

The property is ideally located with frontage to Penistone Road (A61) which provides high visibility and receives high volumes of passing traffic daily. Penistone Road is the main arterial route which links suburbs such as Hillsborough and Oughtibridge to Sheffield City Centre. The city centre is approximately 2 miles to the south east, with the nearest Junction of the M1 being 34, approximately 5 miles to the north east.

Nearby occupiers include Morrisons, Swann Morton and Stoneacre.

DESCRIPTION

The property comprises a prominent showroom situated within an established commercial area. The premises provide an open-plan showroom with display frontage.

Internally, the accommodation is arranged over a two levels and benefits from a suspended ceiling with integrated lighting and a large, glazed frontage allowing for natural light. To the rear, there is a roller shutter providing access to ancillary storage. The first floor is currently utilised as further showroom space, offices and storage.

Externally the property benefits from 3 parking spaces

ACCOMMODATION (Approx internal areas)

Ground Floor	6,769 sq ft	628.9 sq m
First Floor	2,283 sq ft	212.1 sq m
Total	9,052 sq ft	840.9 sq m



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available upon request.

PRICE

Offers in excess of **£625,000** are invited.

TENURE

The Freehold of the property is available.

PLANNING

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

RATING

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

Showroom & Premises – RV £43,000

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

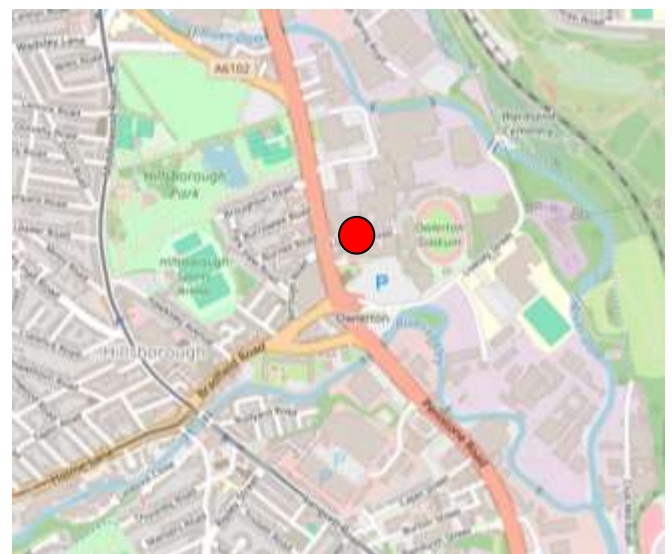
VIEWING ARRANGEMENTS

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 October 2025