

Property Consultants



Crosthwaite
COMMERCIAL

For Sale /May Let

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

607-613 Penistone Road, Sheffield S6 2GA



- **Building For Sale – Business Unaffected**
- **Suitable For a Variety of Uses, Subject to Planning**
- **Prominent Building Fronting Penistone Road (A61)**
- **Totalling 11,403 Sq ft (1,059.4 Sq m)**
- **Unique Opportunity**
- **Quoting £900,000 for the Freehold Interest**
- **Alternatively, May Lease – Terms on Application**

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LOCATION

The premises are ideally situated in a prominent position fronting Penistone Road in Sheffield, which provides high visibility and receives high volumes of passing traffic daily. Sheffield City Centre is approximately 2 miles to the south east, and Junction 34 of the M1 motorway 5 miles to the north east.

Occupiers in the immediate vicinity include Morrisons, Swann Morton and Stoneacre.

DESCRIPTION

The premises comprise a dance studio/events space arranged across ground, first and second floors with a basement. There is a main entrance lobby on the ground floor along with a bar, offices, WCs and kitchen, and two dance studios.

The first floor provides a main dance hall with bar and commercial kitchen as well as WCs. The second floor accommodates further smaller studios/office space.

The property benefits from lift access to all floors.

ACCOMMODATION (Approx net internal areas)

Ground Floor	4,820 sq ft	447.81 sq m
First Floor	4,790 sq ft	445.01 sq m
Second Floor	1,792 sq ft	166.55 sq m
Total	11,403 sq ft	1,059.4 sq m



RATING

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

Dance Studio & Premises – RV £16,000

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available upon request.

PRICE

We are quoting **£900,000**.

TENURE

The Freehold of the property is available.

LEASE

The Landlord may consider a lease, terms on application.

PLANNING

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

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

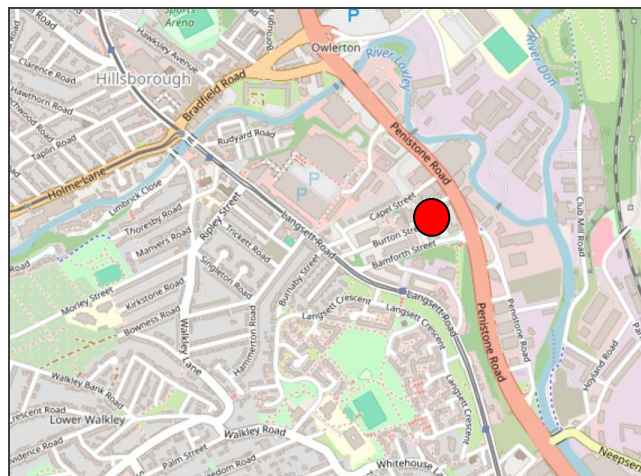
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SUBJECT TO CONTRACT AND AVAILABILITY September 2025