

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

657- 671 Attercliffe Road, Sheffield S9 3RE



- Freehold Retail Premises For Sale
- 6,071 sq. ft Net Internal Area
- Redevelopment Potential (STP)
- Located in the Heart of Attercliffe's Regeneration Scheme
- Offers Invited in the Region of £325,000 – Freehold

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LOCATION

The building is on Attercliffe Road within the Lower Don Valley area of Sheffield. Newhall Road links to Attercliffe Road, which provides access to both Sheffield City Centre (3.3 miles to the south-west) and also Junction 34 of the M1 Motorway (1.7 miles to the north-east).

Attercliffe Road itself is the home to an eclectic mix of retailers and remains a busy and popular high street.

The area has improved in recent years, particularly as a result of the Olympic Legacy Park, a development by Scarborough Group in partnership with Sheffield City Council.

Attercliffe has also been allocated £17 million from the Government's Levelling Up Fund (LUF) to do improvement to the area. In addition, Citu are to building over 1,000 dwellings at Attercliffe Waterside which will hopefully acts

DESCRIPTION

The subject property comprises a two-storey brick built premises fronting Attercliffe Road. The ground floor comprises of a large retail unit with the first floor providing additional retail / ancillary space.

To the rear there is a substantial yard / car park and the premises benefit from a glazed frontage with roller shutters.

The building has redevelopment potential, subject to planning, with the first floor being particularly suitable for a residential conversion.

ACCOMMODATION (Approx Internal Areas)

Ground Floor	3,903 sq ft	362.6 sq m
First Floor	2,168 sq ft	201.4 sq m
Total Floor Area	6,071 sq ft	564.1 sq m



SALE

Offers in region of **£325,000** are invited for the Freehold interest with vacant possession.

VAT

If applicable VAT will be payable at the prevailing rate.

RATING ASSESSMENT

According to the Valuation Office Agency – Rating List 2023, the assessment is as follows:

Shop and Premises - RV £17,750.

ENERGY PERFORMANCE CERTIFICATE

The premises is rated 142 – F. A full EPC will be available on request.

LEGAL COSTS

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

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.

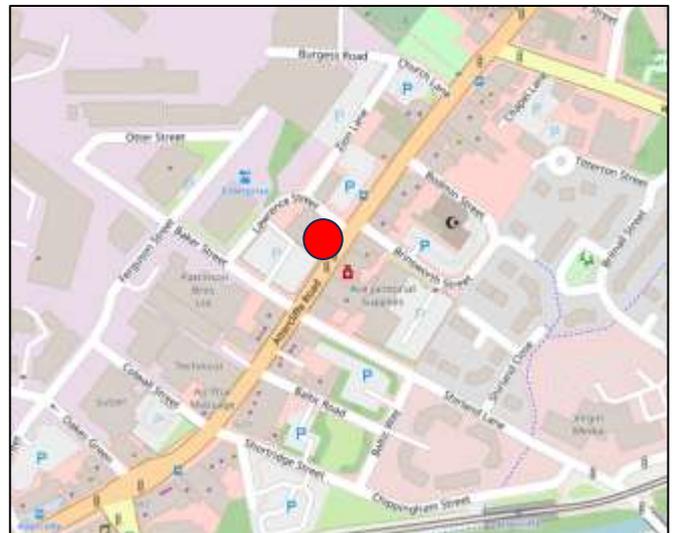
VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

December 2025