

Property Consultants



T 0114 272 3888

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

# For Sale

Commercial House, Commercial Street, Sheffield S1 2AT



- For Sale - Retail Investment/Owner Occupier Opportunity
- Established Retail Location in Sheffield City Centre
- Suitable for a Variety Of Uses (Subject to Planning)
- Three Ground Floor Units Available Totalling 5,159 sq ft
- Bar/Restaurant/Retail/Office Opportunity
- Upper Floors Being Converted To High Quality Flats
- Prominent Building with Commercial Street Frontage



**Crosthwaite  
COMMERCIAL**

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## LOCATION

The property occupies a prominent gateway location on Commercial Street — one of the key routes into Sheffield City Centre. Positioned moments from Park Square roundabout, it benefits from exceptional visibility and connectivity to the wider region.

The location is also a short walk from Sheffield's main transport interchange, providing strong footfall and accessibility via rail, Supertram and bus services — ideal for high street, leisure, food & beverage, and service-led commercial occupiers.

## DESCRIPTION

This well-positioned city centre commercial parade provides a rare opportunity to acquire a mixed-use investment and part-vacant asset in one of Sheffield's most strategically connected commercial locations.

The property comprises a series of ground floor commercial units, some of which are income-producing with established occupiers, while the remaining vacant units offer scope for letting, reconfiguration or owner-occupation.

## ACCOMMODATION (All areas being approximate)

Unit 18-20 GF	1,544 sq ft	143.44 sq m
Basement	1,311 sq ft	121.79 sq m
<b>18-20 Total</b>	<b>2,855 sq ft</b>	<b>265.24 sq m</b>
Unit 22 GF	620 sq ft	57.59 sq m
Basement	651 sq ft	60.47 sq m
<b>22 Total</b>	<b>1,271 sq ft</b>	<b>118.07 sq m</b>
Unit 24 GF	785 sq ft	72.92 sq m
Basement	248 sq ft	23.03 sq m
<b>24 Total</b>	<b>1,033 sq ft</b>	<b>95.96 sq m</b>
<b>Total</b>	<b>5,159 sq ft</b>	<b>479.3 sq m</b>

## TENANCIES

18-20 Commercial Street – Vacant

22 Commercial Street – Tenanted unit let at £12,250 per annum with an expiry November 2027

24 Commercial Street – Tenanted unit let at £12,000 per annum with an expiry April 2029

A full breakdown of the tenancy schedule is available on request.

## PRICE

Offers invited for the Freehold interest. Alternatively the premises are available to let on a new lease on terms to be agreed

<b>Unit 16</b>	2,449 sq ft	<b>UNDER OFFER</b>
<b>Unit 18-20</b>	<b>2,855 sq ft</b>	<b>£190,000</b>
<b>Unit 22</b>	<b>1,271 sq ft</b>	<b>£137,500</b>
<b>Unit 24</b>	<b>1,033 sq ft</b>	<b>£135,000</b>

## LEGAL COSTS

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

## MONEY LAUNDERING

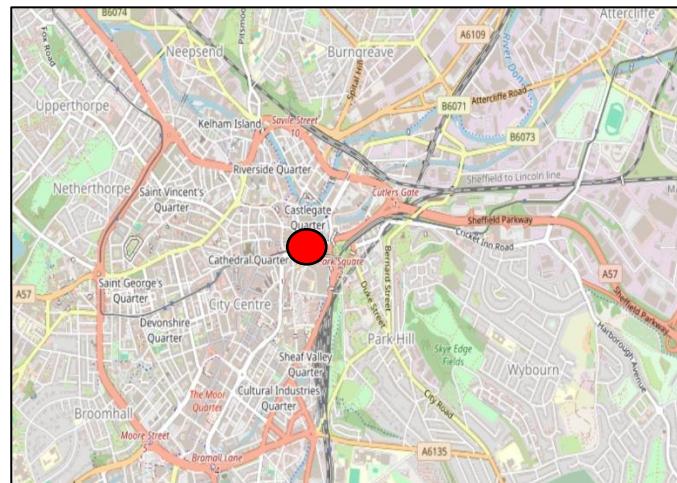
In order to comply with Money Laundering Regulations, interested parties will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**  
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**Chloe Bennett – Crosthwaite Commercial**  
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SUBJECT TO CONTRACT & AVAILABILITY

February 2026