

Property Consultants



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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)**
- **Four Ground Floor Units Available Totalling 7,658 sq ft**
- **Bar/Restaurant/Retail/Office Opportunity**
- **Upper Floors Being Converted To High Quality Flats**
- **Prominent Building with Commercial Street Frontage**

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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 16 GF	819 sq ft	76.1 sq m
Basement	1,630 sq ft	151.4 sq m
16 Total	2,449 sq ft	227.5 sq m
Unit 18-20 GF	1,544 sq ft	143.44 sq m
Basement	1,311 sq ft	121.79 sq m
18-20 Total	2,855 sq ft	265.24 sq m
Unit 22 GF	620 sq ft	57.59 sq m
Basement	651 sq ft	60.47 sq m
22 Total	1,271 sq ft	118.07 sq m
Unit 24 GF	785 sq ft	72.92 sq m
Basement	248 sq ft	23.03 sq m
24 Total	1,033 sq ft	95.96 sq m
Total	7,658 sq ft	706.8 sq m

TENANCIES

16 Commercial Street – Vacant

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 Long Leasehold (Virtual Freehold) interest. Alternatively the premises are available to let on a new lease on terms to be agreed

Unit 16	2,449 sq ft	£125,000
Unit 18-20	2,855 sq ft	£182,500
Unit 22	1,271 sq ft	£122,250
Unit 24	1,033 sq ft	£120,000

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided.

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

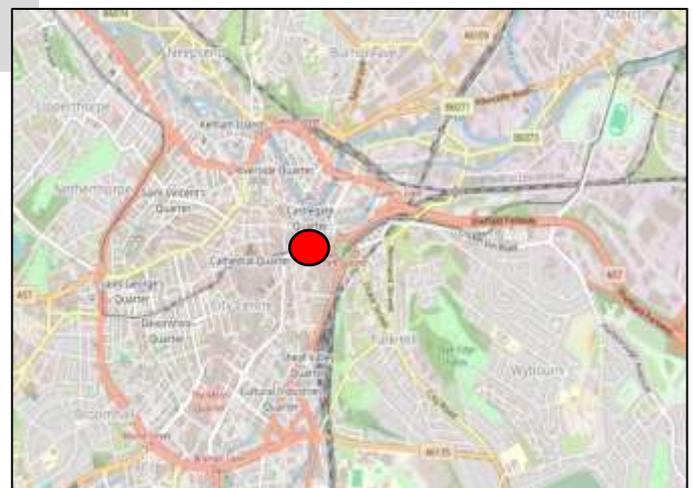
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SUBJECT TO CONTRACT & AVAILABILITY Updated March 2026