

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

Five Rivers House, Savile Street, Sheffield S4 7UD



- **Commercial Building For Sale**
- **Ground, First and Second Floor Accommodation**
- **Suitable for a Variety of Uses, Subject to Planning**
- **Within Easy Walking Distance of Kelham Island**
- **Secure Yard & Car Park for up to 15 Vehicles**

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LOCATION

The building is accessed off Savile Street (A6109) which is the main arterial route running from Sheffield city centre, through the Don Valley to Meadowhall Shopping Centre and Junction 34 of the M1 Motorway. There is also easy access to Sheffield Parkway (A57).

There are numerous bus routes running along Savile Street itself and there is easy access to the Sheffield Ring Road and the city centre.

Amenities are good with Tesco Extra being immediately opposite the building and Kelham Island and Victoria Quays being within easy walking distance. Both of these destinations offer a great and eclectic mix of bars, pubs, restaurants and cafes.

There is also a Starbucks which has just opened next door.

DESCRIPTION

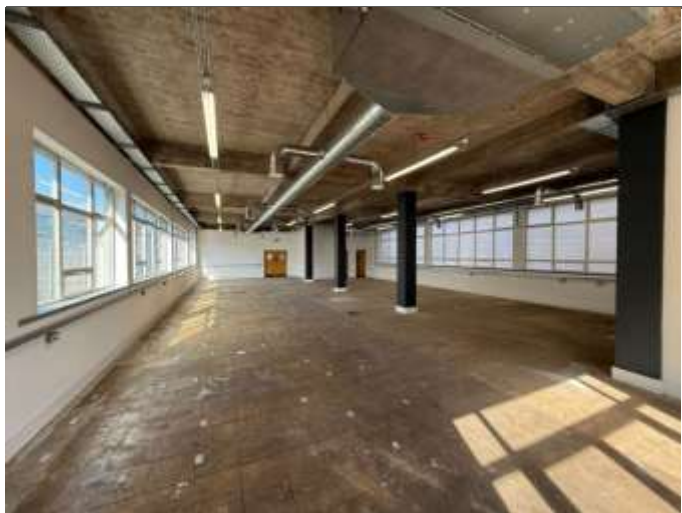
Five Rivers House comprises a substantial commercial building arranged over ground, first and second floors, with front and rear access, roller shutter loading and a secure yard/car park for up to 15 vehicles.

The ground floor is refurbished and benefits from air-conditioning, heating, CCTV, alarm and fire alarm provision. The first and second floors are currently presented as a blank canvas, offering scope for refurbishment or reconfiguration, subject to planning.

ACCOMMODATION

(All gross areas are approximate)

Ground Floor	2,981 sq ft	276.94 sq m
1 st Floor	2,669 sq ft	248.01 sq m
2 nd Floor	2,546 sq ft	235.96 sq m
Total	8,196 sq ft	706.91 sq m



PURCHASE

We are seeking in excess of **£397,500** for the freehold interest with Vacant Possession (VP).

RATING

Interested parties are invited to make their own enquiries with the relevant authority.

VAT

VAT will be payable on the sale.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

Tom Shelton - Crosthwaite Commercial
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SUBJECT TO CONTRACT AND AVAILABILITY
June 2026