Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

160 Solly Street, Sheffield S1 4BF



- Flexible Business Premises For Sale
- Excellent Location in Sheffield City Centre
- Ideal for Owner Occupiers/Investors/Developers
- Dedicated Parking Spaces
- Total Gross Floor Area – 11,421sq ft (1,061.2 sq m)
- Freehold – Quoting £825,000

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LOCATION
The premises are located on Solly Street in the heart of Sheffield City Centre within the St Vincent's Quarter. There are excellent road links with access to the main thoroughfare of the A61 at Shalesmoor accessed via Upper Allen Street / Shepherd Street, which in turn links to the Sheffield Parkway approximately 1.3 miles away, and further to Junction 33 of the M1 Motorway situated approximately 6.7 miles away. The A61 also serves as a link to North Sheffield and Barnsley.

The surrounding area offers a mix of residential and commercial premises in the heart of Sheffield City Centre and being close to The University of Sheffield city campus.

DESCRIPTION
The property comprises an L-shaped hybrid industrial and office building of brick construction, arranged over three floors.

The ground floor provides open-plan workshop accommodation with a roller shutter loading door, concrete flooring and a clear internal height of 4.1 metres, together with ancillary meeting rooms and WC facilities.

The first floor comprises fitted office accommodation with a mixture of open-plan and partitioned offices, alongside kitchen and WC facilities. The lower ground floor provides further workshop space with two roller shutter loading doors and a clear internal height of 6.4 metres.

Externally, the property benefits from dedicated parking to the front and a gated rear yard accessed via Brocco Street.

ACCOMMODATION (Approx gross internal areas)

Lower Ground Floor	3,806 sq ft	353.58 sq m
Ground Floor	3,815 sq ft	354.46 sq m
First Floor	3,800 sq ft	353.11 sq m
Total Net Area	**11,421sq ft**	**1,061.2 sq m**



SALE
Quoting **£825,000** for the freehold interest. If applicable VAT will be payable at the prevailing rate.

TENURE
The freehold of the property is available.

RATING
The premises are assessed as follows:

Warehouse and Premises - Rateable Value £49,500.

ENERGY PERFORMANCE CERTIFICATE
115 – E. EPC available upon request.

MONEY LAUNDERING
Purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

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 joint agents detailed below.

Tom Shelton – Crosthwaite Commercial
Tom@crosthwaitecommercial.com
07738 335 482

Harry Orwin - Allen – Knight Frank
Harry.orwin-allen@knightfrank.com
07467 912 623



SUBJECT TO CONTRACT AND AVAILABILITY November 2026

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.