



- Former bank premises.
- Prominent corner location.
- Large space arranged over 4 floors.
- Ground and basement can be let separately.
- Self-contained entrance to first and second floors.

■ Location

The property is located on the south side of Staniforth Road, at its junction with Station Road, in the Darnall area of Sheffield. Darnall Train Station is located 200 metres away, providing direct services to Sheffield, Leeds, Lincoln and Gainsborough.

Sheffield city centre is located approximately one mile to the south west with Meadowhall Shopping Centre and Junction 34 of the M1 Motorway situated approximately two miles to the north. There is an abundance of amenities in close proximity, most notably those in Attercliffe and Valley Centertainment.

Nearby multiple retailers include Rassams Dessets, Paddy Power and Cake Box.

■ Description

The property comprises a large corner property, arranged over ground, basement, first and second floors.

■ Accommodation

The property has the following approximate dimensions and floor areas:

Ground Floor Area	265.98 Sq. m	2,863 Sq. ft
Basement Area	76.64 Sq. m	825 Sq. ft
First Floor Area	185.34 Sq. m	1,995 Sq. ft
Second Floor Area	73.95 Sq. m	796 Sq. ft

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■ Terms

A new effective full repairing and insuring lease is available for a term of years to be agreed.

■ Rent

Offers are invited for the whole building at a rental in excess of £50,000 per annum exclusive of rates, service charge and VAT.

Alternatively

A new lease can be arranged for the ground and basement floors in isolation, further details are available on request.

■ EPC

An EPC has been commissioned and is awaited.

■ Rates

The VOA website shows that the Rateable Value from April 2024 will be £28,250. For rates payable please refer to the Local Charging Authority, Sheffield City Council - 0114 273 4318.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Damian Sumner

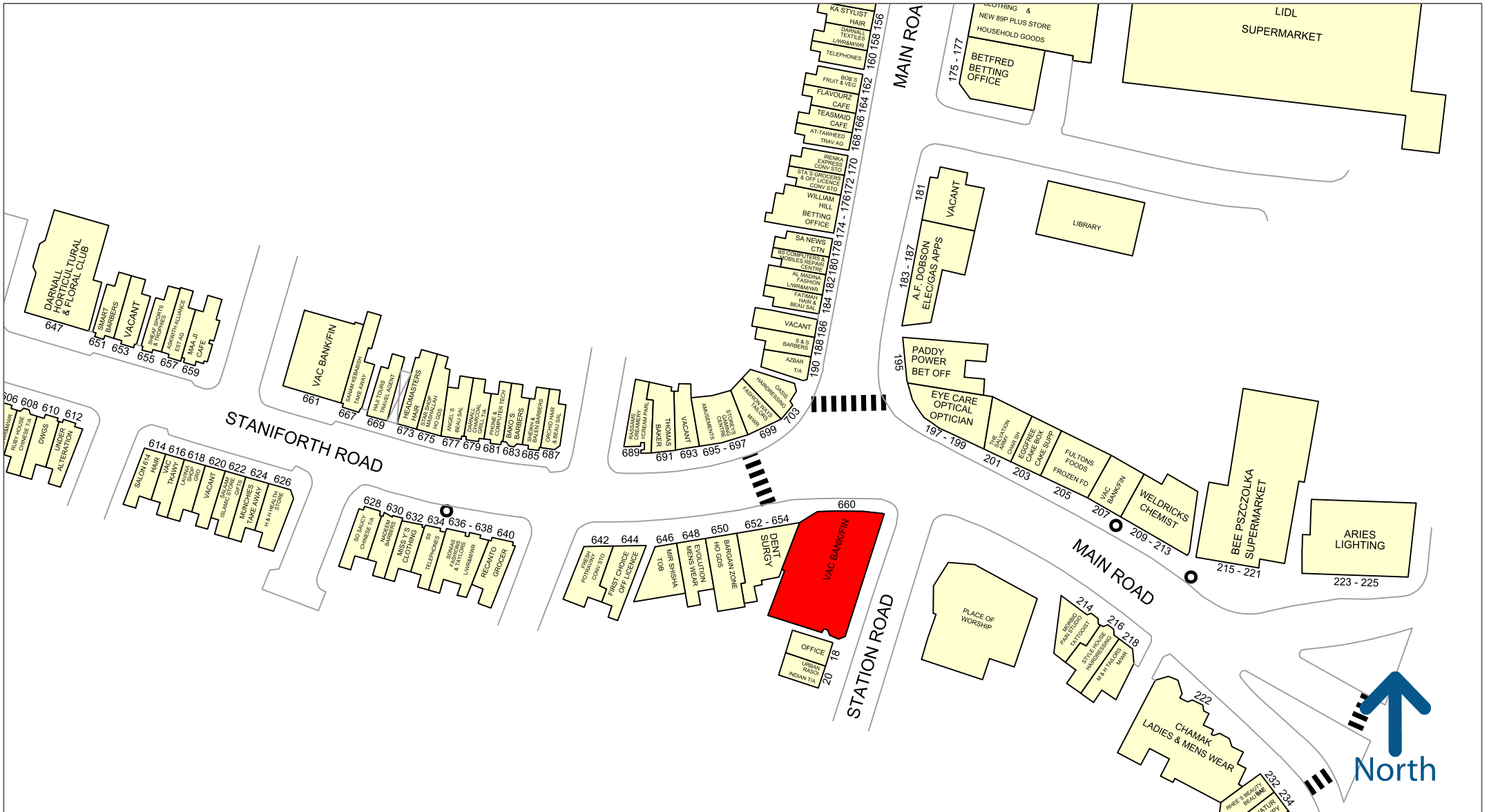
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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Punders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



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50 metres

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