

PROMINENT FORMER BANK PREMISES - TO LET - AS A WHOLE OR SUBDIVIDED

658-660 STANIFORTH ROAD SHEFFIELD S9 4LQ

bf
brasier freeth



STANIFORTH ROAD SHEFFIELD

S9 4LQ

Retail Opportunity
TO LET

KEY DETAILS

- Former bank premises
- Prominent corner location
- Significant frontage

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 Desserts, Paddy Power and Cake Box.



M1 (J34) - 2 miles



Darnall Train Station - 220 m



Meadowhall Shopping Centre - 1 mile



STANIFORTH ROAD SHEFFIELD

S9 4LQ

Retail Opportunity
TO LET

DESCRIPTION

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

ACCOMMODATION

The property has the following approximate dimensions and floor areas:

Internal Width	3.21 m	10 ft 6 ins
Internal Depth	10.58 m	34 ft 8 ins

Floor	Size Sq.m	Size Sq.ft
Ground Floor Area	256.42	2,759
Basement Area	76.64	826

The upper floors are to be separately converted to residential or office use

POTENTIAL SUBDIVISION

The premises are capable of being subdivided to create two separate units in accordance with the attached layout plans.

	Size Sq.m	Size Sq.ft
Unit 1	114.25	1,129
Unit 2	123.23	1,336

Unit 1 can be linked to the basement floor.



**STANIFORTH ROAD
SHEFFIELD**
S9 4LQ

TERMS

Available by way of a new lease for a term of years to be agreed, subject to upward only rent reviews at the end of every 5th year.

RENT

Whole	£45,000 per annum exclusive
Unit 1	£30,000 per annum exclusive
Unit 2	£25,000 per annum exclusive

The aforementioned rents are exclusive of rates, service charge, VAT and other outgoings.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The rates are to be reassessed following the split works.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com