



- 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

WC facilities are located at first floor level. The premises benefit from a lift that links the ground, basement and first floors.

■ 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

Due to the pandemic there is ongoing Government support during 2021/22. The VOA website shows a Rateable Value of £24,500. For rates payable from 1st April 2022 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

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