

# 658-660 STANIFORTH ROAD SHEFFIELD

S9 4LQ

HSBC UK

bf

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*Prominent Former Bank Premises - To Let - As a Whole or Subdivided*

# 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.



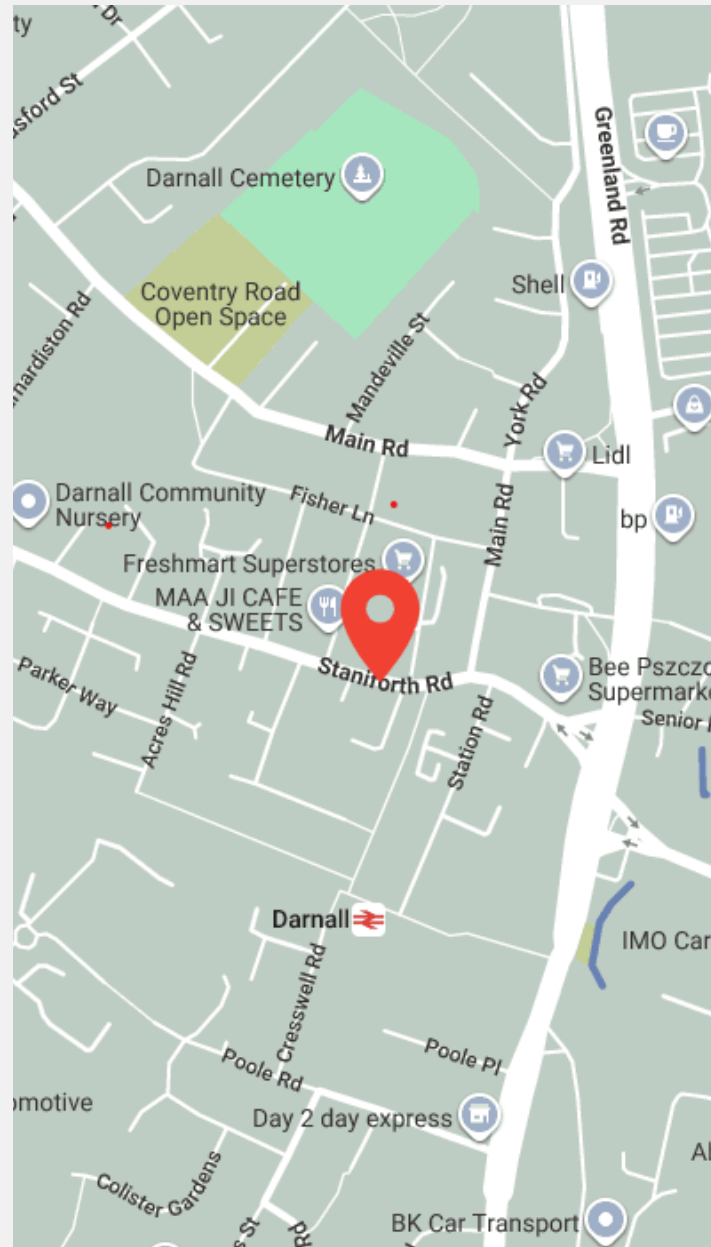
M1 (J34) - 2 miles



Darnall Train Station - 220 m



Meadowhall Shopping Centre - 1 mile



# STANIFORTH ROAD SHEFFIELD

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## 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.



# 101 Ground Floor Retail (Option 1)

Revision - Date

Client:

**Mohammed Toseef  
Younis**

Project No:  
**25/001**

Project Title:  
**660 Stanforth Rd,  
Darnall, Sheffield S9  
4LQ**

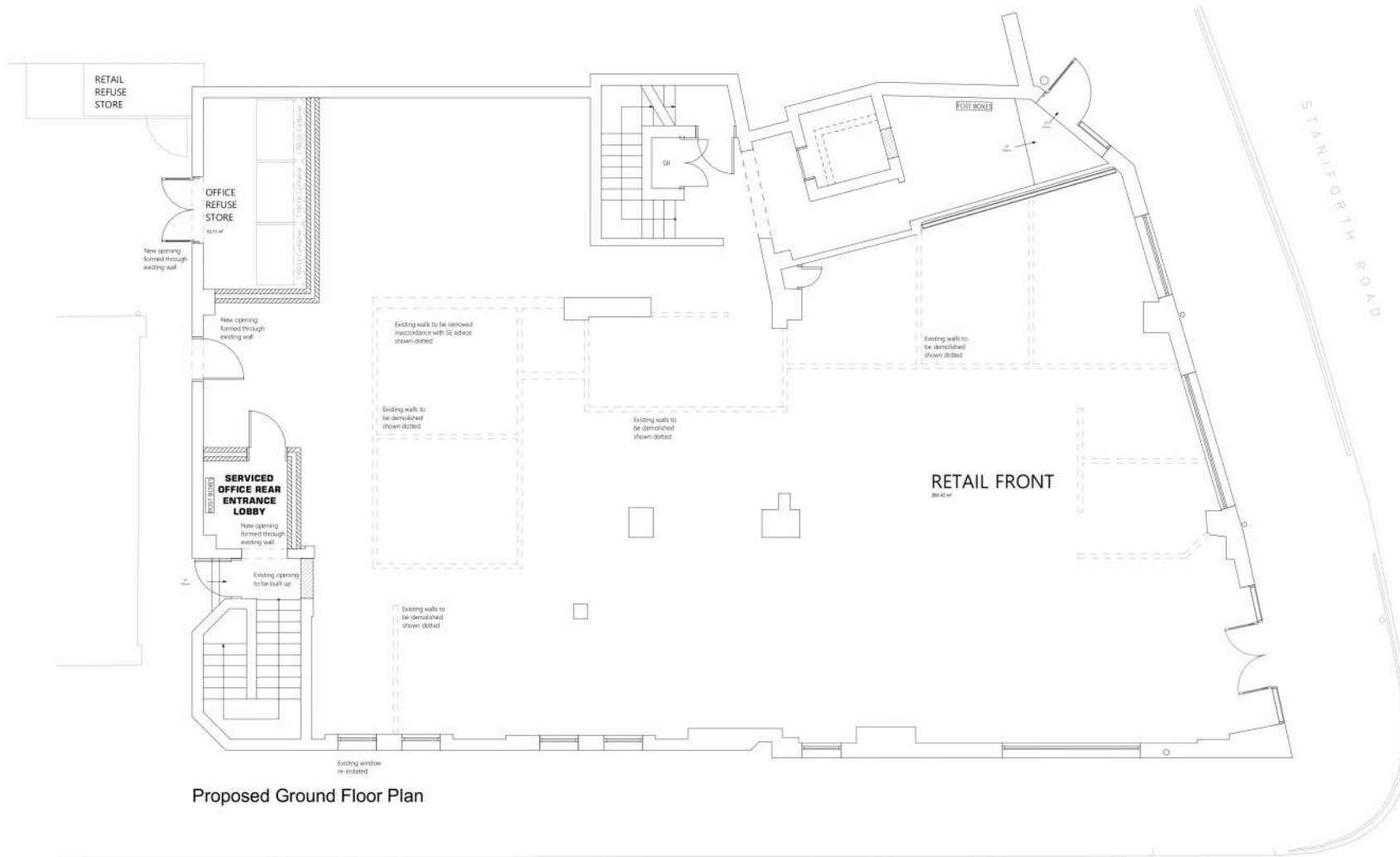
Drawing No:  
**101**

Drawing Title:  
**Ground Floor  
Retail (Option  
1)**

Revision: Drawn by:  
**BSL** Approved By:

Date:  
**JAN 2025** Scale:  
**1:50 @A1**

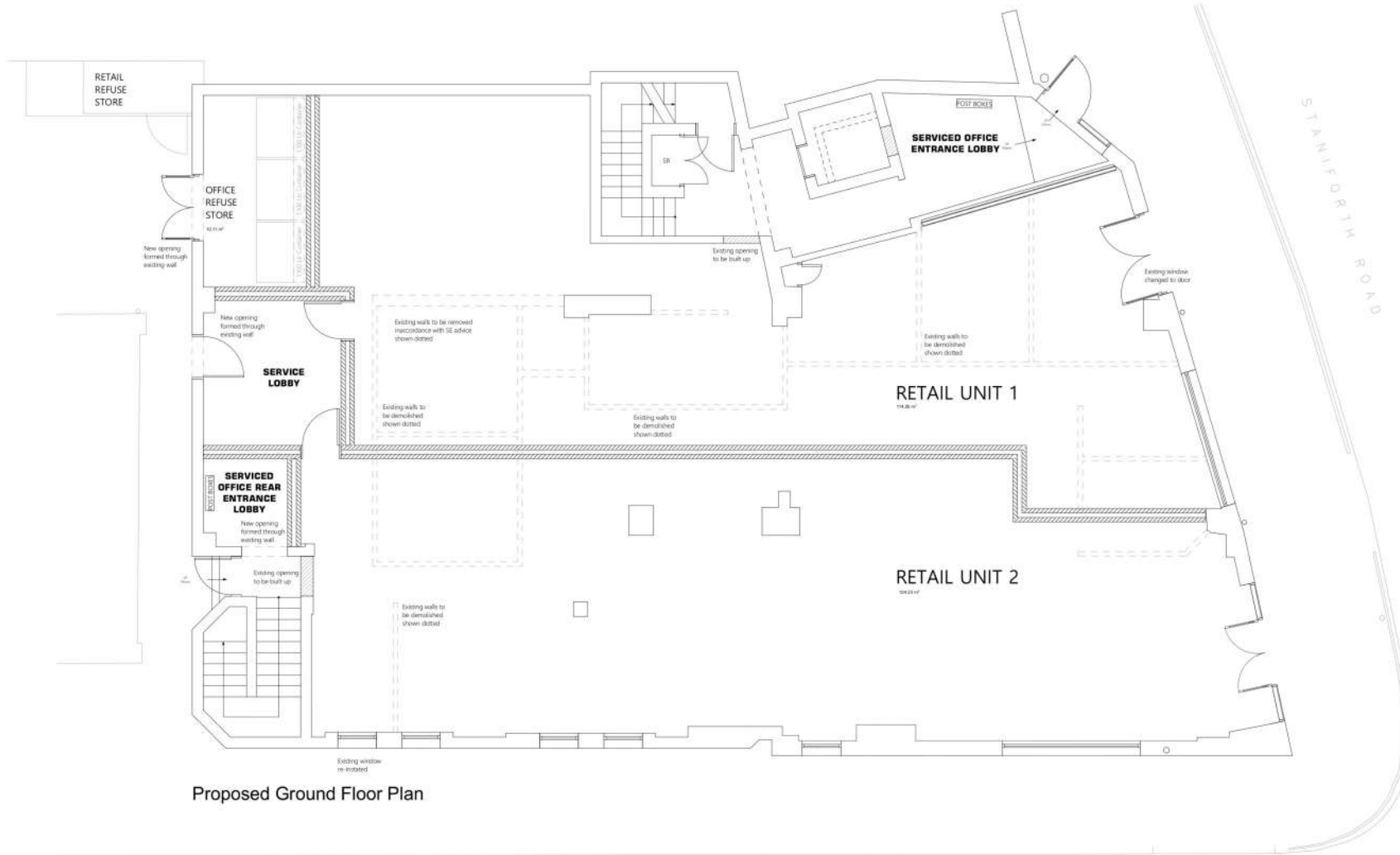
Drawing Status: **PLANNING**



Proposed Ground Floor Plan

STATION ROAD

# 101 Ground Floor Retail (Option 2)



Proposed Ground Floor Plan

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When working on site, the Contractor shall be liable to obtain construction building regulations approval to check and verify all work, dimensions, materials, construction and specifications prior to any work commencing. It is the responsibility of the Owner/Client to ensure a notice of the adjoining adjacent neighbours for the proposed works under The Party Wall Act 1999. Building Inspectors can be obtained free of charge from the DCC's publications research centre, Blackhorse Road, London NW9 8JF. Tel: 0208 8891000.

Revision - Date

Client:

Mohammed Toseef  
Younis

Project No:  
25/001

Project Title:  
660 Stanforth Rd,  
Darnall, Sheffield S9  
4LQ

Drawing No:  
102

Drawing Title:  
Ground Floor  
Retail (Option  
2)

Revision:

Drawn by:  
BSL

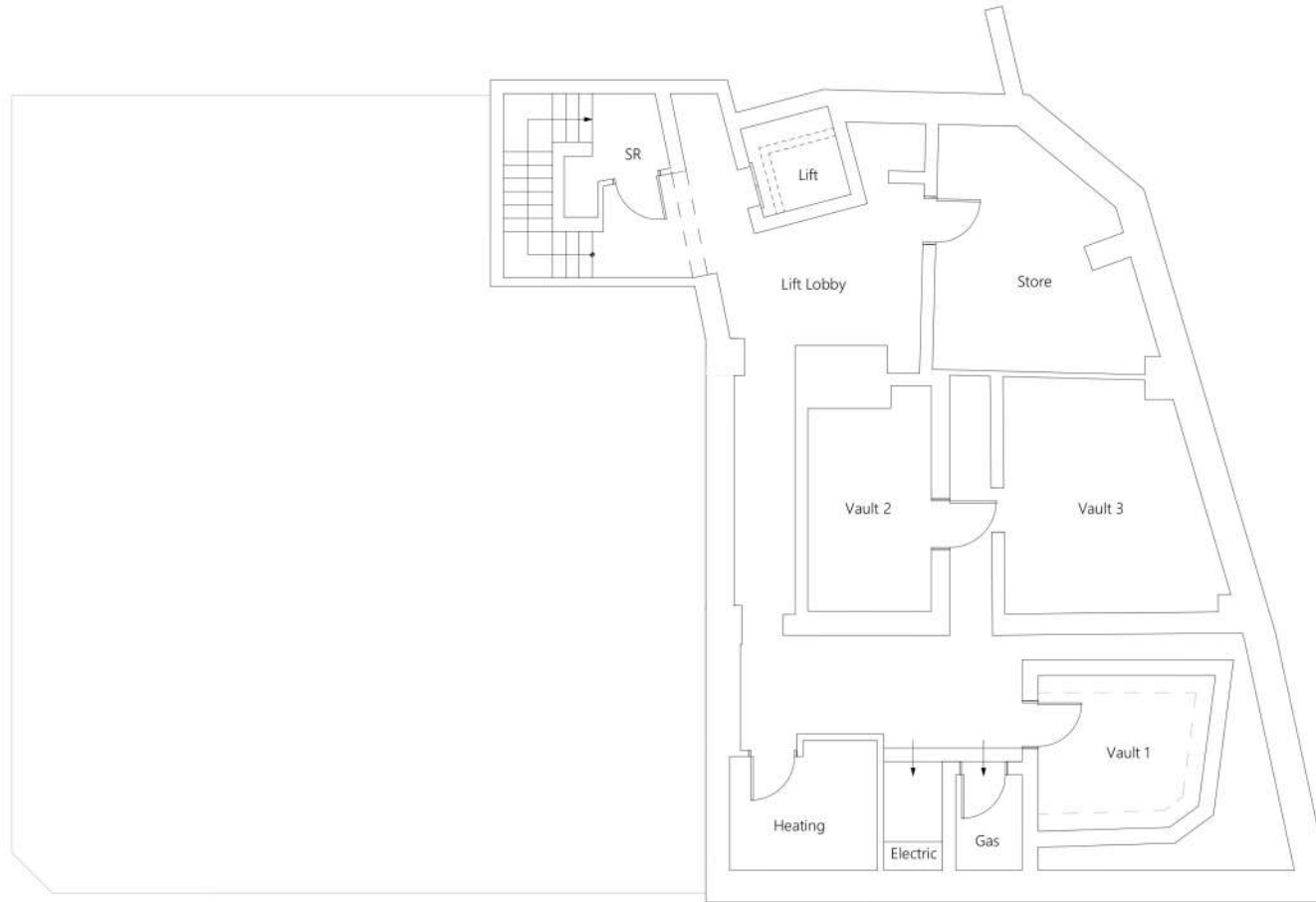
Approved By:

Date:  
JAN 2025

Scale:  
1:50 @A1

Drawing Status: PLANNING

# PO3 Existing Basement Plan



Existing Basement Plan

**DRAFT NOT FOR  
PLANNING SUBMISSION**

Revision - Date

Client:

**Mohammed Toseef  
Younus**

Project No:  
**25/001**

Project Title:  
**660 Stanforth Rd,  
Darnall, Sheffield S9  
4LQ**

Drawing No:  
**P03**

Drawing Title:  
**Existing  
Basement Plan**

Revision:

Drawn by:  
**BSL**

Approved By:

Date:  
**JAN 2025**

Scale:  
**1:50 @A1**

Drawing Status: **PLANNING**



**STANIFORTH ROAD  
SHEFFIELD**  
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## 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	£25,0000 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

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