

658-660 Staniforth Road |  
Sheffield | S9 4LQ

Prominent Former Bank Premises |  
To Let | As a Whole or Subdivided



# 658-660 Staniforth Road | Sheffield | S9 4LQ

## 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.

## 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
Ground floor area	256.42 Sq.m	2,759 Sq.ft
Basement area	76.64 Sq.m	825 Sq.ft

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

## Key features

- Former bank premises
- Prominent corner location
- Significant frontage

## Potential subdivision

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

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

Unit 1 can be linked to the basement floor.

## 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	£50,000 per annum
Unit 1	£30,000 per annum
Unit 2	£27,500 per annum

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

## EPC

An EPC has been commissioned and is awaited.

## Rates

The rates are to be reassessed following the split works.

## Legal costs

Each party to be responsible for their own legal costs.



## Contact

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VIEWINGS - Strictly by appointment

# 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**

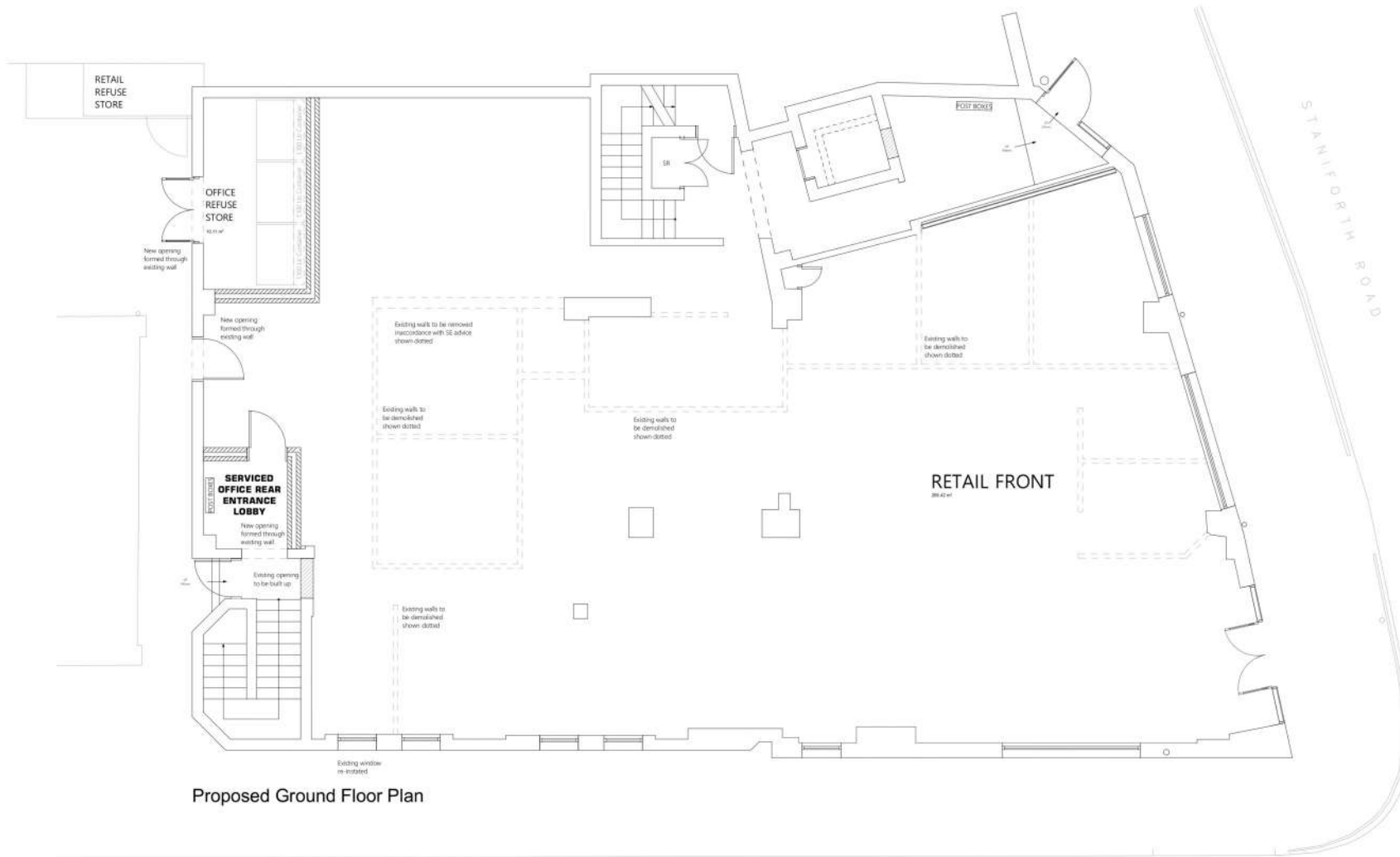
Drawing No:  
**101**

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

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

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

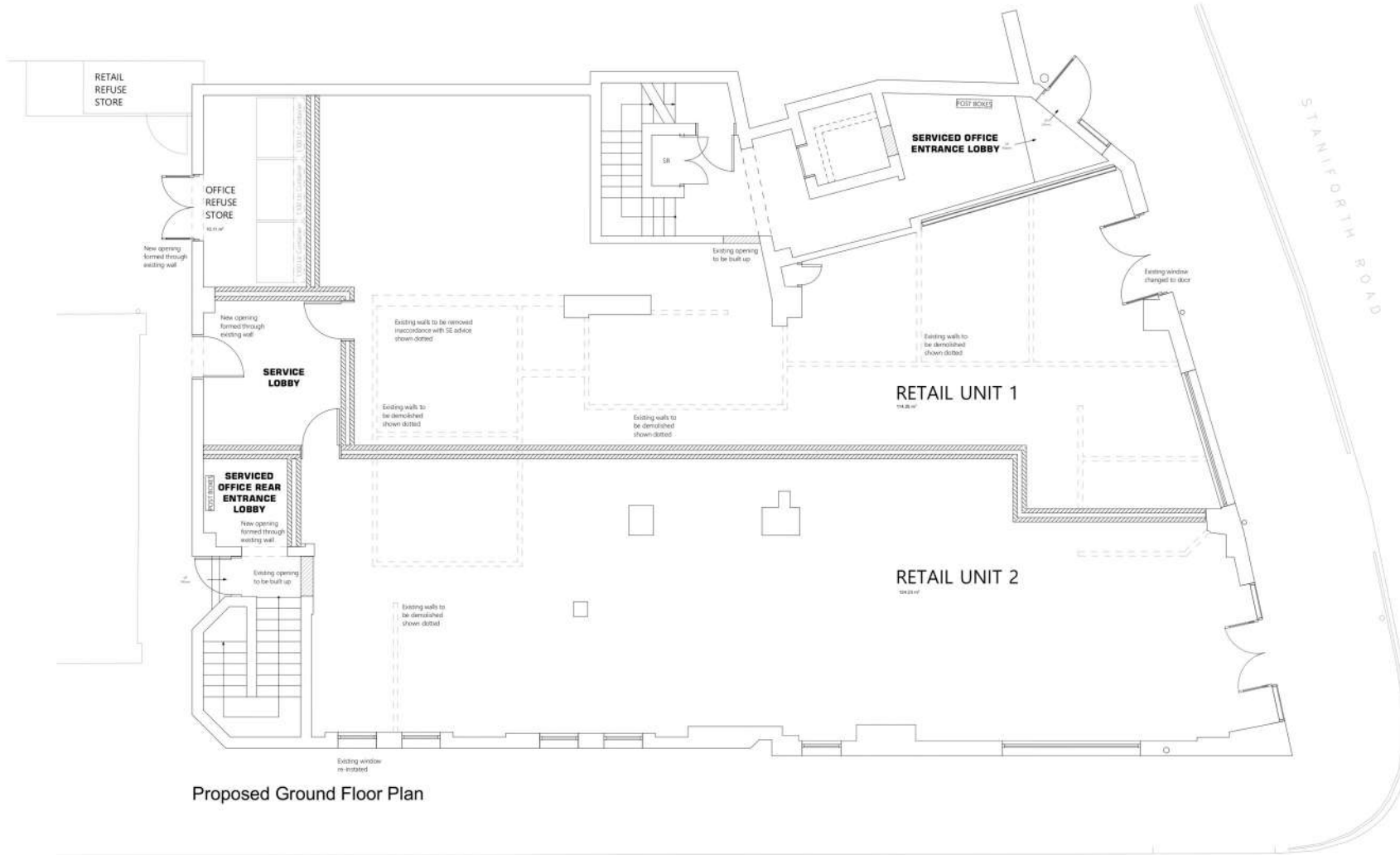
Drawing Status: **PLANNING**



Proposed Ground Floor Plan

STATION ROAD

# 101 Ground Floor Retail (Option 2)



Proposed Ground Floor Plan

Revision - Date

Client:

**Mohammed Toseef Younus**

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**

