



- High profile commercial building
- Prominent position in developing area of the city
- Freehold site of approximately 430 square metres (0.106 acres)
- Backing onto Mowbray Street
- Approximately 312 square metres of accommodation (3,357 square feet)
- Large gated car park to the rear
- Recently re-roofed
- Potential for a number of uses (STC)

Ground Floor

123 square metres with rear entrance

First Floor

82 square metres with central landing, front and rear rooms and WC

Second Floor

107 square metres in five main areas

The Site

The property occupies a site of approximately 430 square metres (0.106 acres) with vehicular access to the rear from Mowbray Street

Planning

Interested parties are advised to make their own enquiries in respect of potential uses for the property

Rates

The property is zero rated

SOLICITORS Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Mr Vincent Green)

VIEWING By appointment with the Auctioneers (adrian@markjenkinson.co.uk)

