



- Freehold development site - 0.22 acre
- Located close to Sheffield City Centre with excellent transport links
- Comprises former Public House with adjoining land
- Access from both Broad Street & Bard Street
- detailed planning brief available
- Potential for residential development (STP)

#### Location

The site is situated on the eastern edge of Sheffield city centre just off Park Square roundabout at the corner of Broad Street and Bard Street

#### Tenure

Freehold

#### Joint Auctioneers

Colloco, 40 Bank Street, Sheffield S1 2DS

#### The Site

The property can be identified on the adjoining plan and adds to 0.22 of an acre

#### EPC Rating

A full copy of the EPC will be available to view via our website

#### VIEWING

Viewing by appointment with the joint auctioneers, Tim Bottrill at Colloco.

tim@colloco.co

colloco.

#### Planning

A preliminary planning brief by the Urbana Town Planning is available via our website. It is anticipated that residential development would be considered. The seller has in the past commissioned drawings for a 4 storey development comprising commercial parking and 72 bed spaces above. Interested parties are however advised to make their own enquiries in respect of all possible schemes.

#### SOLICITORS

Knights PLC, Commercial House 14 Commercial Street, Sheffield S1 2AT

