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Prominent City Centre Development Opportunity

West Bar, Sheffield

For Sale

- Former West Bar Police Station site comprising offices, warehousing and car parking, suitable for refurbishment / redevelopment.
- City centre complex providing approximately 80,000 sq ft of accommodation (7,432 sq m) on a site of approximately 1 acre.
- Potential for redevelopment / refurbishment (subject to planning).
- Potential uses could include office, residential, hotel, leisure.
- Prime position located opposite HSBC in Sheffield city centre.
- Emerging area which has seen significant inward investment over recent years.

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Location

The property occupies a prime position in the heart of Sheffield city centre, fronting directly on to Tenter Street at the junction with Scotland Street close to West Bar roundabout. The property is located opposite the Pennine Centre – HSBC offices and is on the fringe of the Cathedral Quarter Central Business District. Over recent years, this area has seen significant inward development, including speculative office and residential schemes, including Velocity and Metis. The building is well located for the facilities of the city centre and is within a short walk of the main University Campus.

Description

The building comprises three main elements comprising a six storey main tower/office facility, five storey extension providing additional offices and storage and a substantial garage/warehouse facility with accommodation over three floors. The complex sits on a substantial site, which we are informed extends to approximately 1 acre.

This complex is ripe for redevelopment/refurbishment with potential end target markets including office, residential, hotel and leisure, subject to planning.

Accommodation

The following information has been provided by our client, subject to joint agreed measurement on site.

Main Tower

Floor	Use	Sq M	Sq Ft
First	Offices	312	3,358
Second	Offices	300	3,229
Third	Recreation & offices	311	3,348
Fourth	Recreation & offices	289	3,111
Fifth	Recreation & Welfare	300	3,229
Sixth	Services only	187	2,013
Total		1,699	18,288

Podium / Garage

Floor	Use	Sq M	Sq Ft
Lower Ground	Parking Custody suite	1,350	14,351
Ground Floor	Motor Vehicles Workshop	445	4,790
Mezzanine	Radio Workshop	721	7,761
Total		4,608	49,600

Extension

Floor	Use	Sq M	Sq Ft
Ground	Services only	38	409
Mezzanine	Office	350	3,767
First	Offices	350	3,767
Second	Office	350	3,767
Third	Services only	48	517
Total		1,136	12,227

Overall total: 7,443 80,115

Important Notice

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- VAT:** The VAT position relating to the property may change without notice.

Note: Above areas exclude stair cases, service ducts and landings.

The Sale

Offers are invited for the sale of this complex.

Viewing & Further Information

Viewing strictly by prior appointment.
Please contact either:-

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