

FOR SALE

White & Co

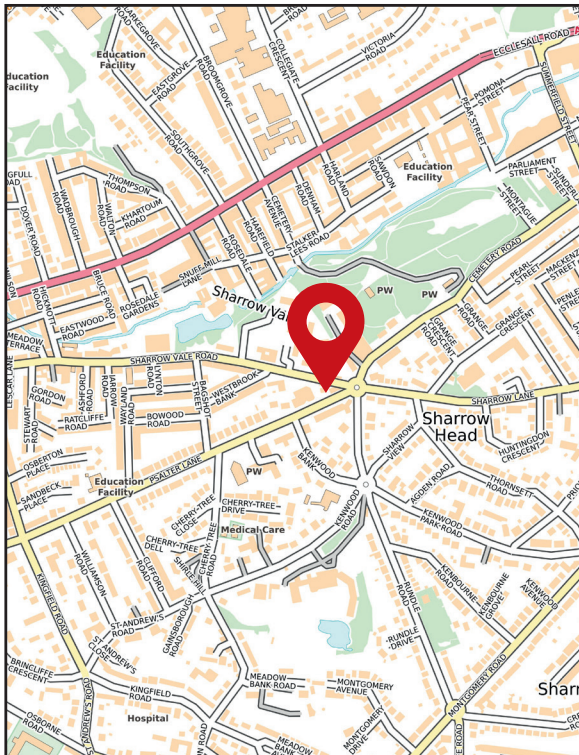
CHARTERED SURVEYORS

10 Psalter Lane, Sheffield, S11 8YN



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DESCRIPTION

The property comprises a split level, four storey period office building arranged to provide a series of cellular offices, meeting rooms and staff amenity facilities. There is a small garden area to the front of the property and to the rear is a small service yard area.

LOCATION

The property lies within a mixed residential and commercial neighbourhood within the suburb of Sharrow.

The property fronts onto Psalter Lane and backs onto Sharrow Vale Road and is located approximately 1 mile south west of Sheffield City Council.

ACCOMMODATION

The property has the following floor area which has been calculated on a Net Internal Area (NIA) basis.

	Sq M	(Sq Ft)
Ground Floor	52.2	(562)
First Floor	59.6	(641)
Second Floor	32.8	(353)
Lower Ground Floor	50.3	(541)
Total	194.9	(2,097)

The property occupies a split level site, with the overall site area extending to approximately 0.02 Ha (0.06 Acres).

TENURE

We understand that the tenure of the property is freehold and that vacant possession will be available on completion.

The property will be sold with a new restrictive covenant which will prohibit the use of the property for residential purposes.

The purchaser will be able to lease up to 6 no. car parking spaces in the adjoining Salvation Army Hall car park on an annual basis at a rent of £450 per annum per car parking space. Car parking arrangements will be contracted out of the provisions of security of tenure under The Landlord and Tenant Act 1954 (As Amended).

PLANNING

The property stands within an area within the jurisdiction of Sheffield City Council, Local Planning Authority.

The use of the premises as office accommodation is long established and is understood to fall within Class E by reference to The Town and Country Planning (Use Classes) (Amendment) Regulations 2020. Any use falling within the same use class is likely to be acceptable in principle, though interested parties are advised to make their own enquiries and verifications in relation to any proposed change of use planning considerations.

EPC

EPC available upon request.

RATABLE VALUE

The property is not currently assessed separately for rating purposes.

All viewings are strictly by prior arrangements with the sole agent:

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