

**FOR SALE**

**White & Co**

CHARTERED SURVEYORS

# **HALL WITH REDEVELOPMENT POTENTIAL**

**Former Brightside Institute,  
344 Grimesthorpe Road, Sheffield S4 7EW  
0.017 HA (0.04 ACRES)**



**0114 279 2806**

**[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)**

## DESCRIPTION

The property comprises a single storey, detached/linked building with a small forecourt to the front of the site. The building is arranged to provide an entrance lobby, open plan hall, kitchen and W/C facilities. There is a mezzanine storage area within the rear roof void and ancillary basement storage accommodation.

## LOCATION

The property stands at the junction of Grimesthorpe and Carwood Road and lies within a predominantly residential neighbourhood on the fringe of Brightside. Brightside provides all local amenities and is located approximately 2 miles north east of Sheffield City Centre.

## ACCOMMODATION

The building has the following approximate Net Internal Floor Area.

	Sq m	Sq ft
Ground Floor	133	(1,431)
Mezzanine	9	(97)
Basement	15	(161)
<b>Total</b>	<b>157</b>	<b>(1,689)</b>

The overall site area extends to approximately 0.017 Ha (0.04 Acres).

## TENURE

The Church is to be offered for sale with freehold vacant possession upon completion.

## PLANNING

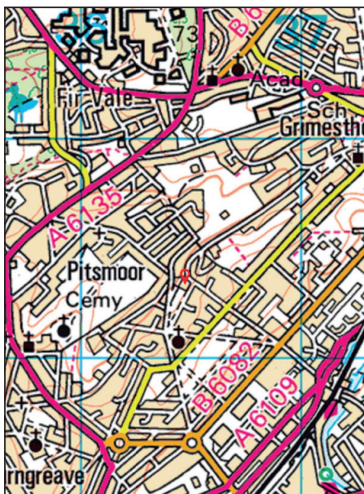
The property stands within an area within the jurisdiction of Sheffield City Council. The existing use of the property as a place of worship falls within Class F1 "Learning and non-residential institutions" within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and may be suitable for a range of uses within this Class. The property may also have redevelopment potential for alternative use subject to planning permission. Interested parties are advised to make their own enquiries and verifications in relation to planning considerations.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is to be sold subject to and with the benefit of those rights of way, wayleaves and easements or quasi easements which might exist across the holding.

## VIEWINGS

The site can be viewed externally unaccompanied. For internal access please contact White & Co.



**Subject to Contract.** Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.