



THE CITADEL

SHEFFIELD

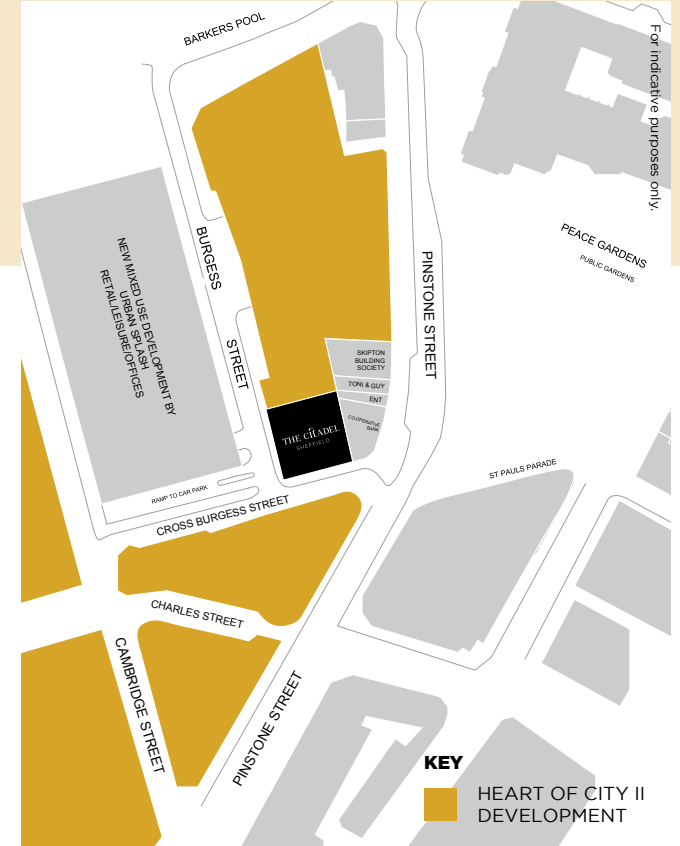


ICONIC

DEVELOPMENT OPPORTUNITY
FOR SALE IN THE HEART OF SHEFFIELD
SUITABLE FOR RETAIL OR LEISURE

Sheffield

is the fourth largest city in the in the UK with an existing catchment of 1.4m people; set to grow to 2m by 2025 and 63,000 students from home and abroad contribute extensively to the vibrancy of the city.



HEART OF THE CITY II

The Citadel sites at the very heart of this development which comprises 1.5m sq ft of individually designed & repurposed buildings & public spaces including a Radisson Blu Hotel adjacent to The Citadel together with new Grade A offices, residential, retail and leisure.



FORMER JOHN LEWIS BUILDING

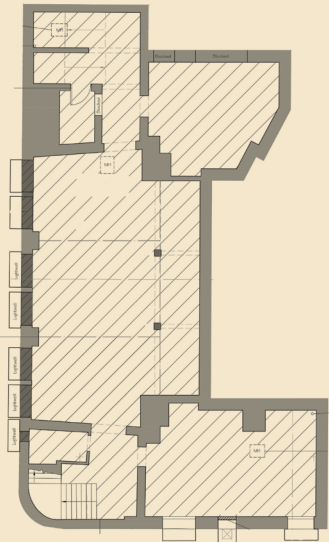
Urban Splash selected as preferred purchaser with plans to refurbish to provide retail/F&B for independents, gym, co-working space and roof top pocket park.

**TOTAL
AVAILABLE
SPACE:**
**898.19 SQ M
(9,668 SQ FT)**

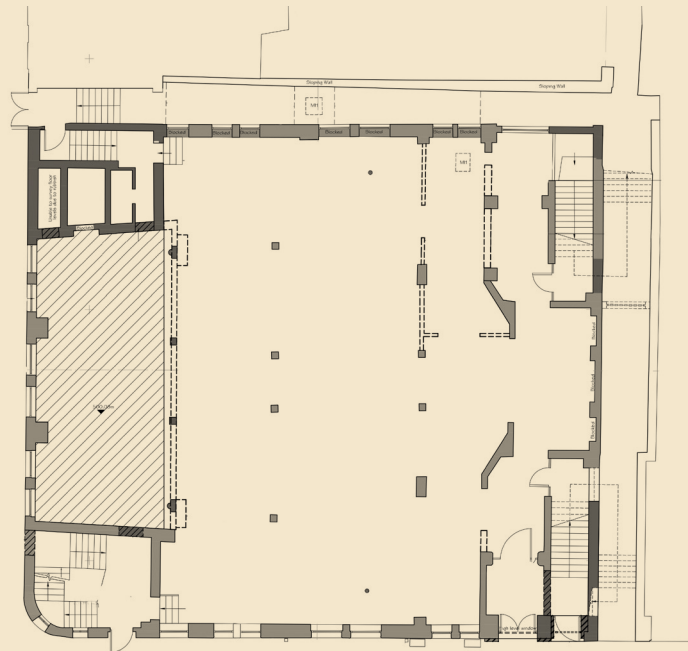
This grade II-listed building was constructed in 1894 as the Sheffield headquarters of the Salvation Army and sits at the gateway to the city's Heart of the City II project.

Spread over three floors the property is an iconic and widely recognised building within the city centre, packed with history and character. It sits within the City Centre Conservation Area and neighbours several historically significant buildings and public spaces, including the Peace Gardens, Millennium Square, Barkers Pool, City Hall, Town Hall and Laycock House.

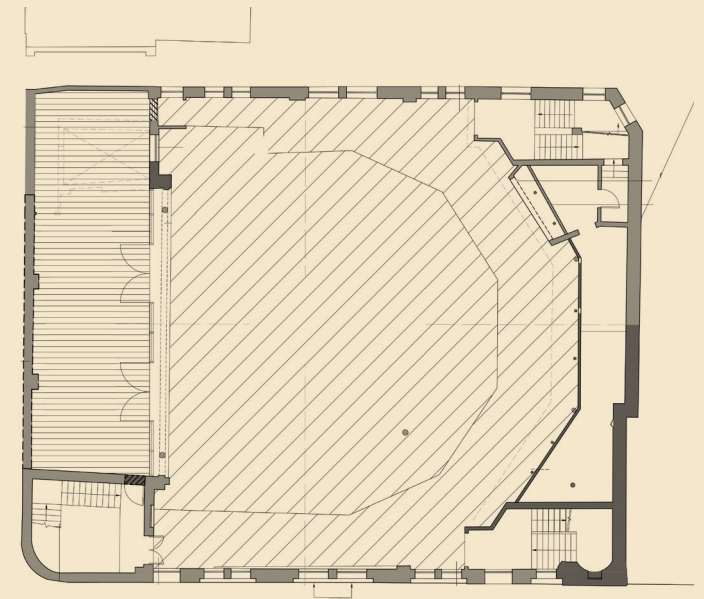
BASEMENT
53.98 SQ M (581 SQ FT)



GROUND FLOOR
467.40 SQ M (5,031 SQ FT)



FIRST FLOOR
376.81 SQ M (4,056 SQ FT)





LEISURE & RETAIL



PLANNING

Classes E & A4.

OPPORTUNITY

For sale freehold with full vacant possession.

PRICE

Offers are invited for the freehold interest.

CONTACT

For further information or to arrange a viewing then please contact:

PAUL LANCASTER

0114 279 2852

0779 852 3461

paul@paul-lancaster.co.uk



paul.lancaster
COMMERCIAL PROPERTY CONSULTANT

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The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2023