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COMMERCIAL PROPERTY CONSULTANT

DEVELOPMENT OPPORTUNITY KINGS BUILDINGS 57-65 HIGH STREET, SHEFFIELD



HIGHLIGHTS

- * includes a 131 bedroom easyHotel
- * close proximity to Sheffield Hallam University
- * other occupiers close by include LIDL, Poundland, TenPin and KFC
- * adjacent Castle Square tram stop
- * close to two multi-storey car parks
- * extensive frontages to High Street, Angel Street and King Street
- * vacant upper floors suitable for residential conversion
- * ground floor and basement suitable for a variety of commercial or leisure uses



ACCOMMODATION

The premises area arranged to comprise two adjoining large floor plate properties part of which at second, third and fourth floors have been sold off on a long lease to easyHotel with the remaining vacant space at basement, ground, first, second, third and fourth floors providing the following approximate floor areas:-

Description		
Basement	9,913 sq ft	921 sq m
Ground Floor	10,441 sq ft	970 sq m
First Floor	10,914 sq ft	1,014 sq m

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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Second Floor	7,179 sq ft	667 sq m
Third Floor	4,154 sq ft	386 sq m
Fourth Floor	4,154 sq ft	386 sq m
Total	46,755 sq ft	4,344 sq m

PLANNING

The property would be suitable for residential conversion of the vacant upper parts with commercial and/or leisure uses at ground floor and basement.

PROPOSAL

Our client would consider the following:-

Offers for the freehold interest of the whole subject to the long lease to easyHotel.

Offers for the freehold interest of each of the adjoining properties separately

Rental offers for constituent parts of each property

A JV for the development of the property.

RATES

The vacant elements of the properties have been stripped out to bare shell and have been removed from the rates list.

COSTS

Each party is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

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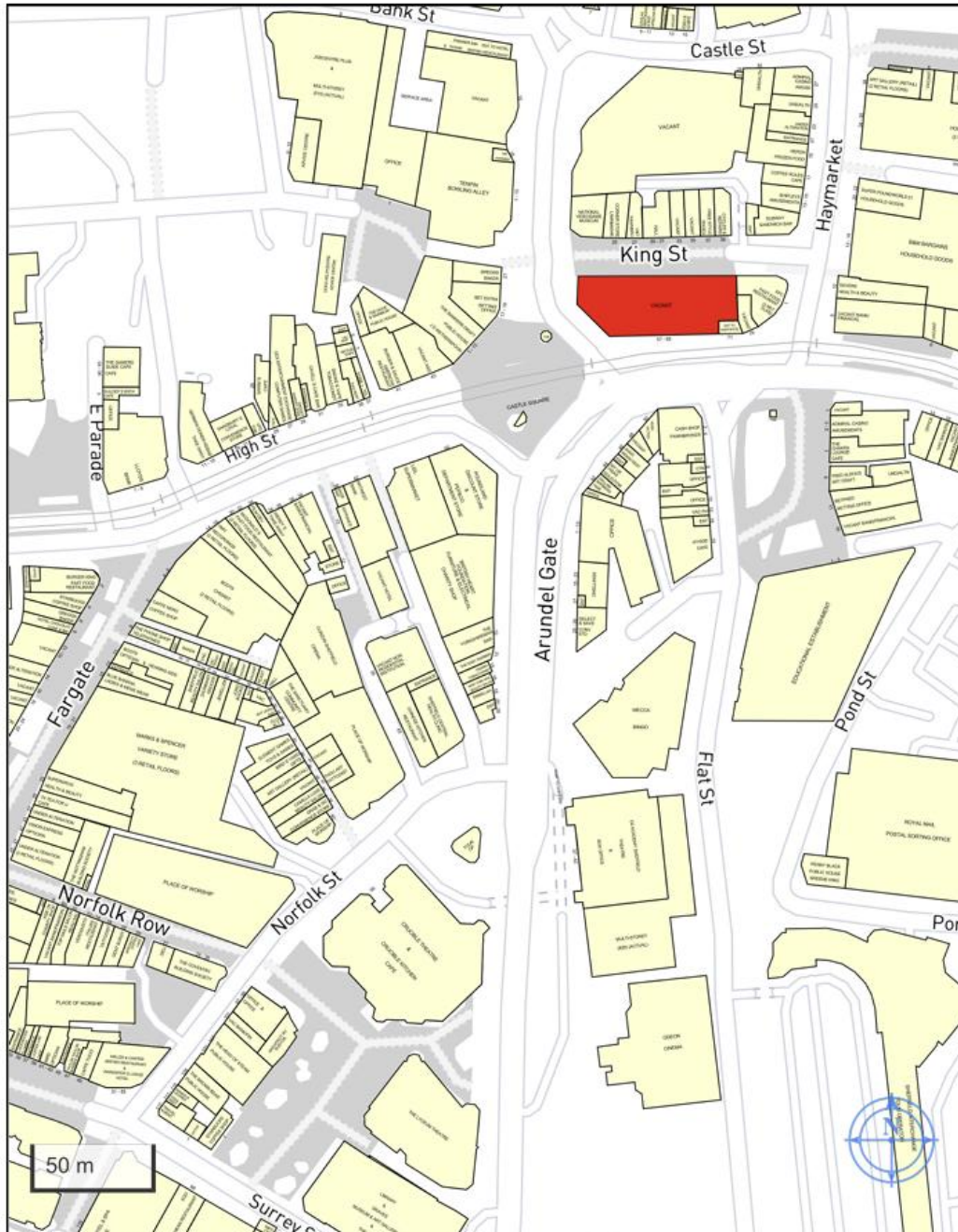
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