



**KnightFrank.com**



### **Rare Opportunity to Purchase**

**89 – 93 Division Street, Sheffield, S1 4GE**

### **For Sale**

- Comprising a total of 2,937 sq ft (272.86 sq m)
- Rare opportunity to purchase within the city centre
- Suitable for a variety of uses (subject to planning)
- Prominent position on Division Street
- Income producing over two tenancies

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## Location

The property is located on Division Street, occupying a prominent position close to the cross road with Rockingham Street within Sheffield city Centre. Division Street is the main route connecting Sheffield's main retail quarter to Devonshire Green and the University of Sheffield Campus. The surrounding area is well supported by a mix of retail, bars, restaurants, commercial office occupiers and residential uses.

The surrounding area is also well-served by a number of public transport links including the Super tram and bus links along West Street. Private car parking is available through a number of surface car parks and multi-storey car parks within the City Centre.

## Description

The subject property comprises of a semi-detached block, and sits adjacent to the former Westfield Health Headquarters building which has been converted to 39 apartments with the majority now let.

The property has been split internally to provide two areas of self-contained accommodation over ground and first floors with ancillary cellar storage. The property is currently utilised as a retail unit to part of the ground floor and as office accommodation to the remainder of the building.

Internally the property benefits from a good specification, including painted plasterwork walls and carpet tiled flooring throughout.

The property has the benefit of two tenancies. Further information is available on request.

## Accommodation

From the measurements provided, we understand that the accommodation provides the following gross internal floor area:-

Description	Sq M	Sq Ft
Ground Floor Retail + Cellar	70.88	763
Ground Floor Office + Cellar	79.53	856
First Floor Offices	122.45	1,318
<b>Total GIA</b>	<b>272.86</b>	<b>2,937</b>

## Terms

The property is available to purchase on a long leasehold basis.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact:  
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Brochure: May 2018  
Photograph: July 2017

## Important Notice

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