

BEST BIDS 28th FEB



## 6 Campo Lane, Sheffield

Sheffield, S1 2EF

Property Type	Office, Development
Tenure	For Sale
Size	6,210 sq ft (576.93 sq m)
Freehold Price	price on application
EPC Rating	This property has been graded as 112 E.

### VIRTUAL FREEHOLD

#### Key Points

- > Handsome four storey office building in the heart of the Cathedral Quarter
- > Attractive location with all main windows overlooking the grounds to the Cathedral
- > Office accommodation with lift over four floors
- > Potential residential conversion

## Location

The property is located occupying a prominent position in the heart of the professional quarter, and within the Cathedral Conservation area. Directly opposite are the grounds to the Cathedral, and there are two NCP multi-storey car parks within 300 metres.

The property is within a very short walk of the main retail area on Fargate/High Street.

## Description

A four storey structurally detached self-contained building totalling approximately 6,210 sq ft net internal.

There are two ground floor entrances, the right hand entrance leading to an impressive reception area, whereas the left hand entrance leads to the main staircase and the passenger lift. The accommodation has the benefit of suspended ceilings, comfort cooling, and perimeter trunking.

## Accommodation

	Sq M	Sq Ft
Ground Floor	128	1,378
First Floor	148	1,593
Second Floor	145	1,561
Third Floor	156	1,678
<b>Total</b>	<b>577</b>	<b>6,210</b>

## Planning

The property has permanent planning consent for B1 Office use, and permitted development rights for change of use to C3 Residential, subject to prior approval. Interested parties should make their own enquiries of Sheffield City Council Planning Department.

## Tenure / Current Lease

The property is part freehold and part leasehold for the residue of a term of 450 years from 1742 at a fixed nominal ground rent. The ground rent has not been demanded in living memory. The property is therefore a virtual freehold.

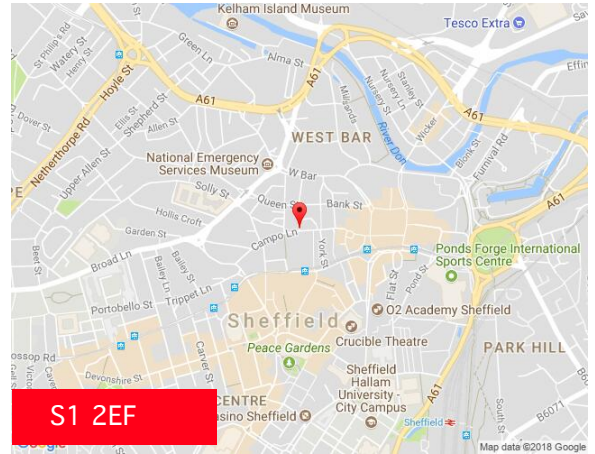
The property is currently let for a term expiring on 3rd October 2018 at annual rent of £69,000 on a full repairing and insuring basis.

The tenants have vacated and have confirmed that they do not require a new lease at the end of the current term.

## Price Required

Terms on Application.

Please note VAT will be levied on the purchase price at the prevailing rate.



## Rates & Charges

### Business Rates

(based upon Rateable Value: £50,500 and UBR: 47.9p)

## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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