

CLASS E UNIT OFFICES/RESTAURANT/HEALTH/CAFE

FOR SALE



Church House, 113 Charles Street, Sheffield City Centre, Sheffield  
S1 2ND



BTG  
Eddisons

# CHURCH HOUSE, 113 CHARLES STREET

SHEFFIELD CITY CENTRE, SHEFFIELD, S1 2ND



Agreement

For Sale



Detail

Office



Price

£500,000



Size

352.74 sq m (3,797 sq ft)



Location

Sheffield, S1 2ND



Property ID

**For Viewing & All Other Enquiries Please Contact:**

**ADRIAN LUNN**  
MBA MRICS

**RICS Registered Valuer**

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## Property

The property is an early 20th century three storey end terraced corner plot, of traditional brick masonry construction with facing brick elevations and surmounted by a slate tiled pitched roof covering.

The property is arranged as office accommodation across ground, first and second floors. Internally, the general fit out of the building is of carpet tiling, plastered and emulsion painted walls and suspended ceiling tiles incorporating LED lighting and benefits from a number of internal partitioned separate office, meeting and breakout space.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	114.15	1,229
First Floor	120.513	1,297
Second Floor	118.073	1,271
Total NIA	352.74	3,797

## Energy Performance Certificate

A copy of the EPC is available from the agents.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Offices and Premises  
**Rateable Value:** £25,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **For Sale Freehold**.

## Price

**£500,000**

## VAT

VAT may be charged in addition to the price at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of Solicitors. Further information regarding these requirements will be provided in due course.

## Location

Sheffield is situated in South Yorkshire and is the fourth largest metropolitan city in England and has a resident population of 552,698. Sheffield is located 160 miles north of London, 35 miles east of Manchester and 35 miles south of Leeds. Sheffield also has a large student population as it has 2 large universities in The University of Sheffield and Sheffield Hallam University. The city has approximately 61,000 students split between the Universities with Sheffield Hallam having slightly more with 33,800 students.

The property is located in a secondary office location 100 m east of Arundel Gate with frontage to Charles Street at its junction with Arundel Street. The property is part of a business and culture district in Sheffield City Centre which is made up of office, retail and leisure buildings in the immediate vicinity. Charles Street is also situated within an area covered by Sheffield Hallam University's City Campus, with numerous University operated buildings in the vicinity.

The property is accessed via Charles Street, which connects to Arundel Gate to the north for access into the City Centre and onto the A61 at St Mary's Gate, Sheffield's Ring Road and arterial route around the City.







