

Freehold Residential Development Opportunity Subject to Planning

For Sale



The Meersbrook Toffee Works, 62 Bradbury Street, Meersbrook
Sheffield, S8 9QQ



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Agreement

For Sale



Detail

Freehold Residential
Development (subject to
planning)



Price

£750,000



Size

2,010.9 sq m (21,646 sq
ft)



Location

Sheffield, S8 9QQ



Property ID

751.1243776

For Viewing & All Other Enquiries Please Contact:

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Property

The premises comprises a former Toffee Works of various types of construction over ground and first floors.

Access is via an entrance on Bradbury Street to all parts of the vacant accommodation.

Further access/egress is available to the side of the property via the gated and fenced Arthington Street.

The site extends to 0.68 acres or thereabouts including a large central yard bounded by works on two sides.

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 ²	ft ²
Ground Floor		
Factory and Workshops	1,472.5	15,850
Offices	70.1	755
First Floor		
Factory	468.3	5,041
Total GIA	2,010.9	21,646

Services

We understand that mains water, electricity, gas 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

The property is allocated in the Local Development Plan for residential use.

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

Rates

Charging Authority: Sheffield City Council
Description: Factory and Premises
Rateable value: £51,500
Period: From 1 April 2026

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.

Energy Performance Certificate

Available upon request from the agent.

Tenure

The property is available **For Sale Part Freehold and Part Long Leasehold**.

The **Long Leasehold** area is for a term of 800 years from 1894 at a fixed rent of £12.00 per annum.

Price

Guide Price – £750,000

VAT

We understand that VAT is not to be charged on the purchase price.

Interested parties are recommended to take their own professional advice.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

The properties are located in the Meersbrook area of Sheffield, approximately 1.4 miles to the south of Sheffield City Centre. The properties are accessed from Bradbury Street and Arthington Street, in close proximity to Chesterfield Road (A61).









