

Upon the instructions of the Joint Administrators



Bid1.

SW

The John Banner Centre, Attercliffe, Sheffield, S9 3SH

Freehold mixed use, multi-let building of approximately 3,585.38 sq m (38,593 sq ft) producing £277,377 per annum. Asset management opportunity.

Guide Price £1.4m – £1.5m | Online Auction 21st September 2023

Property Summary

- Substantial freehold mixed use investment
- 3,585.38 sq m (38,593 sq ft)
- 25 occupiers including Co-Op, Sheffield Chamber of Commerce and EE
- Asset management opportunity with potential for alternative use
- Mixed commercial and residential area
- Current rent £277,377 per annum



Mixed Use
Investment



3,585.38 sq m
(38,593 sq ft)



Asset Management
Opportunity



Location

Sheffield is the main administrative centre in South Yorkshire, located approximately 36 miles south of Leeds, 23 miles west of Doncaster, 7 miles south west of Rotherham and 38 miles south east of Manchester. Communications are excellent with the M1 motorway skirting the north and east side of the city, linking to the M62 transpennine motorway, just south of Leeds.

The property is located to the north east of the city centre on the east side of Attercliffe Road (A6178) between the junctions with Shortridge Street and Baltic Road.

The immediate area is a mix of mainly local retail businesses surrounded by residential, with extensive indoor shopping facilities at Meadowhall within two miles of the property.

The University of Sheffield (teaches over 30,000 students from over 100 countries) and Sheffield Hallam University (teaches approximately 35,000 students from across the world) significantly increase the population of the city, and there are a number of major



employers including HSBC, Aviva, IBM and Tesco. The English Institute of Sport and the Sheffield Olympic Athletics Park are both within one mile to the north east of the property.

The approximate position of the property can be located as follows:

Grid reference: SH37826 88591
www.gridreferencefinder.com

[What3words.com rents.blend.rarely](https://www.what3words.com/rents.blend.rarely)

Description

The property comprises a detached mixed use property of approximately 3,585.38 sq m (38,593 sq ft) constructed in the 1930's. It is a detached building arranged over ground, basement, and three upper floors. Internally it has been configured to provide 9 ground floor retail units, first floor offices (let in their entirety to Co-op), second floor business centre style offices (10 individual occupiers), third floor offices occupied in their entirety by Woskow Brown Solicitors, with EE and Idaq Networks telecoms equipment on the roof.

There are retail frontages to the front and side elevations, with a communal hallway and side entrance off Shortridge Road. This provides access to the shops around the edge of the building, a central café, communal toilets and a small number of shops running along the rear boundary. Access to the upper floors is provided via two staircases – one by an entrance off Shortridge Street and one at the rear of the building which opens up onto a car park owned by Sheffield City Council.

The offices are generally well decorated and benefit from central heating and air conditioning, with suspended ceilings and recessed lighting. There is a six person passenger lift providing access to all floors. There is internal access from the third floor to the roof space.

Local Authority:
Sheffield City Council (0114 2734567)
www.sheffield.gov.uk





Guide Price

£1.4m – £1.5m

Tenure

Freehold

EPC

Refer to the data room

VAT

Refer to the legal documentation

Viewings

Strictly by appointment

Tenancy Schedule

This is available to download in the data room at www.bidx1.com

Legal documentation

Interested parties should read the legal pack for further information to assist their due diligence prior to bidding for this property. Please visit www.bidx1.com to download the pack.

Seller's Solicitor

Gateley Legal

Charlotte Chapman | Senior Associate

0115 983 8244 or 07526 167924

charlotte.chapman@gateleylegal.com



Oliver Childs
Managing Director | BidX1

oliver.childs@bidx1.com
07732 681150



Craig Watson
Partner | Sanderson Weatherall

craig.watson@sw.co.uk
07793 315664



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of BidX1 or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of BidX1 or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the vendor shall not give rise to any right of action, claim, entitlement or compensation against BidX1 or the vendor. All bidders must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the vendor.