

45-55 VICTORIA STREET,  
SHEFFIELD,  
S3 7QB



BNP PARIBAS  
REAL ESTATE



**FOR SALE**

**GIA 14,965 SQFT**  
**NIA 8,344 SQFT**

A RARE OPPORTUNITY TO ACQUIRE  
SIX INTERCONNECTING OFFICE  
PROPERTIES – OF POTENTIAL  
INTEREST TO OWNER OCCUPIERS,  
INVESTORS AND DEVELOPERS



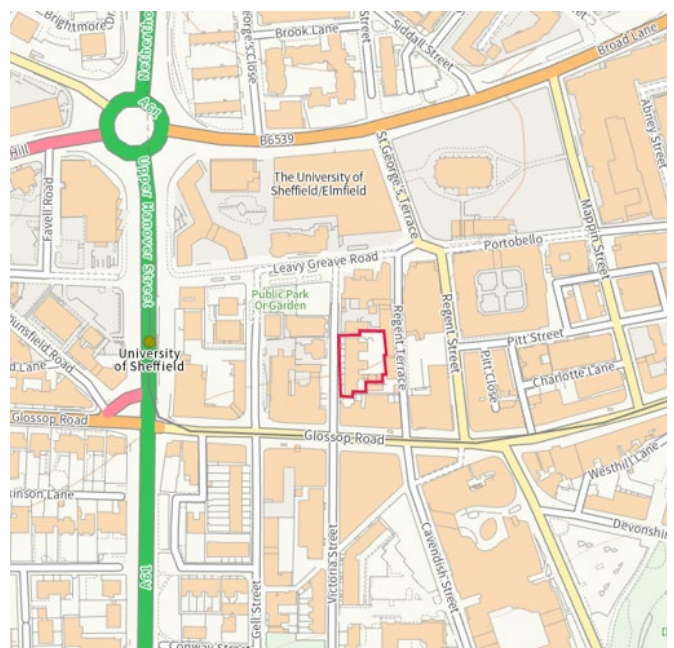
## 45-55 Victoria Street, Sheffield, S10 1TN

### SITUATION

The property is currently used as faculty offices and private study areas for The University of Sheffield and has been maintained to a high standard and would be well suited in its existing use for a period office space with impressive features.

Given the property's excellent location to the university, Royal Hallamshire Hospital and the city centre there is strong potential for a residential conversion for either private rented accommodation or sales, student accommodation or HMO scheme.

To the rear there is scope to further extend the properties footprint to allow for a larger scheme if required, subject to the usual planning consents.



## LOCATION

Sheffield is located at the centre of the UK, benefitting from excellent nationwide connectivity. The city is the commercial, administrative and retail centre of South Yorkshire. Sheffield has a population of 556,500 and is home to 20,000 businesses and 256,000 employees, as well as circa 60,000 students.

Situated on Victoria Street the property lies directly adjacent to The University of Sheffield' main campus as well as being close to the food & beverage offerings of West Street and the rest of the city centre.

The Royal Hallamshire Hospital and Children's hospital is a short walk away as is the city centre and Central Business District.

## DESCRIPTION

The property consists of six former terraced houses that have been combined into one property that is currently used as office space, with a NIA of 8,344 sqft.

The accommodation is split over three storeys as well as a basement area which is at ground level at the rear. The property contains original period features including high ceilings, external first floor balconies and an abundance of natural light.

To the rear of the property is a secure 14 space car park with a private entrance barrier as well as further on-street car parking at the front.

## TENURE

The property is available by way of two separate long leaseholds:

**41 – 51 Victoria Street**

744 years from 20<sup>th</sup> March 1890

**53-55 Victoria Street**

750 years from 25<sup>th</sup> March 1882

## RATEABLE VALUE

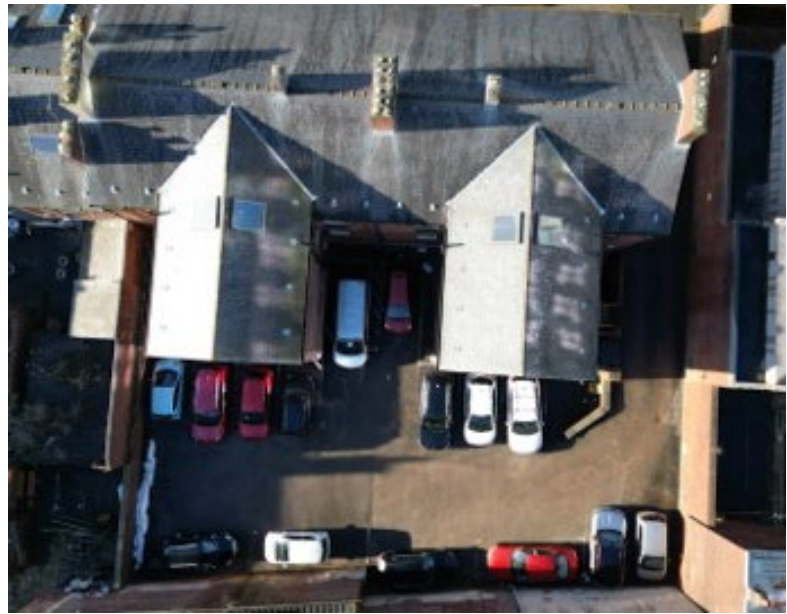
£57,500

## EPC

Available upon request.

FLOOR	GIA (SQ FT)	NIA (SQ FT)
Lower Ground Floor	3,718	944
Ground Floor	5,266	3,286
First Floor	4,765	3,229
Second Floor	1,215	885
<b>TOTAL</b>	<b>14,964</b>	<b>8,344</b>







## VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties. Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

## ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNPPRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNPPRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## CONTACTS

For more information and appointments to inspect please contact:

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## FURTHER INFORMATION

Further information on the property is available upon request.



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