



## Exciting Development Opportunity Situated in Sheffield City Centre 16,728 Sq Ft (1,554.03 Sq M)

- Excellent location providing main arterial routes through the city centre
- Close to Universities and amenities
- Suitable for a variety of uses, subject to planning



# Exciting Development Opportunity Situated in Sheffield City Centre

## 16,728 Sq Ft (1,554.03 Sq M)

### Location

Northgate House is situated fronting West Street at the corner of Orange Street. West Street is one of the main arterial routes through the city centre. Transport links are second to none with a tram stop - linking to the city's main amenities, suburbs, park-and-ride facilities, mainline railway services, and Meadowhall shopping centre - directly outside the building.

West Street is a commercial destination, popular with leisure occupiers and substantial amounts of city living. This location remains popular with students due to the proximity to the University of Sheffield, as well as young professionals.

### Description

#### PRIME CITY CENTRE REDEVELOPMENT OPPORTUNITY

Northgate House is a 4 storey, brick-built property, most recently uses for academic and office purpose, but has been vacated for some time.

The property occupies a prominent corner position fronting the main pitch on West Street and the minor road of Orange Street.

The property has a site area of 0.11 Acres and is regular in shape, with a slight gradient down away from the main frontage.

### Accommodation

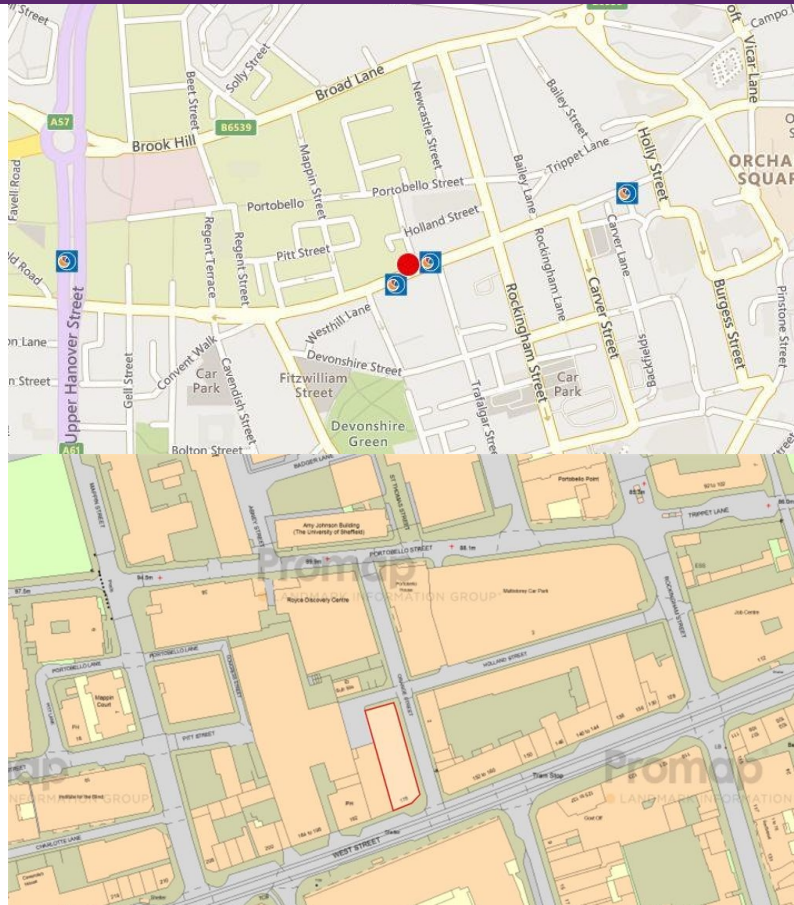
There has been an initial Pre-App meeting with the planning department, which has provided feedback on size and massing of any future development of the site. Further information available upon request.

### Terms

We are seeking offers for the freehold interest of the site. Consideration may be given to offers made conditional upon planning consent.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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