



FEATURES

- For Sale by Private Treaty
- Asking price: £575,000
- Sale on behalf of the joint administrators
- Vacant two storey offices
- Modern detached two storey offices
- 16 onsite car parking spaces
- Freehold office sold with vacant possession
- Lift access to the first floor
- Air-conditioning & gas central heating
- Predominantly open plan space

Asking Price: £575,000

Freehold Office

2 Waterside Court
Bold Street
Sheffield
S9 2LR

OVERVIEW

A two storey office building with an entrance on the ground floor, where there is a lift and stairs to the first floor. There is a good size kitchen area on the ground floor.

Both the ground and first floor offices have separate access from within the central core to the front elevation. There are ladies and gents toilets on each floor, plus a disabled toilet on the ground floor.

There is good natural light to most of the building. Heating and cooling is by way of gas central heating and air-conditioning units.

The property is located on the north-west side of Bold Street, between Amberley Street to the south and Janson Street to the north.

Junction 34 of the M1 is less than two miles to the north east and Sheffield city centre is 3 miles to the south-west.

For Sale by Private Treaty

Floor Area

Ground floor: 337.41 m² / 3,632 ft²
First floor: 340.65m² / 3,666 ft²
Total: 678.06 m² / 7,298 ft²

Rateable Value

The property has a rateable value of £57,000 with effect from 1 April 2026.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0853-5215-9446-9300-9115>

Services

We understand the property has mains gas, electricity, water & drainage.

Tenure

Freehold with vacant possession.

VAT

No VAT payable on the purchase price.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.