

Mixed Use Bar/Club Development/Investment Opportunity

For Sale/May Let



The Hillsborough Club, 27 Bradfield Road, Sheffield
S6 2BS

The Hillsborough Club

27 Bradfield Road, Sheffield, S6 2BS



Agreement

May Let/For Sale



Detail

Mixed Use Bar/
Club Development/
Investment Opportunity



Price

£475,000



Size

505.84 sq m (5,447.63
sq ft)



Location

Sheffield, S6 2BS



Property ID

For Viewing & All Other Enquiries Please Contact:

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Property

The property comprises 2, two storey properties under pitched and slate roofs. There is open space to the centre of the property with seating and approximately 6 car parking spaces.

To the front of the site, there are two residential semi-detached properties known as 25 Bradfield Road and 27 Bradfield Road under pitched and slated roofs and similar construction to the Social Club.

In addition, there is a second two storey property accessed through an arch between the two residential properties with run bars, lift, pool room, beer store and dance floor/storage.

The club has historically held a Premises Licence but is currently vacant. Any party wishing to use the premises as licenced would need a 'personal' licence as well as a Premises Licence.

Interested parties should make their own enquiries of the Licensing Authority.

Services

We understand that mains water, electricity 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.

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		
Games Room	60.38	650.2374
Seating	107.44	1,157.057
Bar	9.86	106.1347
Kitchen	57.32	617.335
Disabled WC	2.93	31.60359
Ladies + Club	28.89	311.1768
First Floor		
Seating	149.55	1,610.547
Bar	13.35	143.7971
Stage	16.35	176.1297
Toilet Block	59.77	643.6391
Total GIA	505.84	5,447.63

25 and 27 Bradfield Road are semi detached three bed-roomed houses

Site Area

We understand the property has a site area of:-
0.082 ha (0.203 acres)

Rates

Charging Authority: Sheffield City Council
Description: Club and Premises
Rateable value: See Below
UBR: 0.546
Period: 2024-2025

From 1 April 2023 to Present - £11,750

From 1 April 2026 - £14,250

25 Bradfield Road - Council Tax Band A

27 Bradfield Road - Council Tax Band A

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

The Hillsborough Club - 57(C)

25 Bradfield Road - 50(E)

27 Bradfield Road - 27(F)

Town & Country Planning

We understand the property is a sui generis use falling within the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Tenure

The property is available for sale or the former club may be available to let.

The two semi detached three bedroomed houses are available with vacant possession.

Price

£475,000 exclusive of VAT, if applicable

Alternatively the club may be available to let.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

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/tenants prior to instruction of solicitors.

Location

The property is located on Bradfield Road in the Hillsborough area of Sheffield, approximately 2.5 miles north-west of Sheffield City Centre. The building is situated close to Hillsborough Corner, a prominent local junction and public transport hub served by the Sheffield Supertram and multiple bus routes. Nearby landmarks include Hillsborough Park and Hillsborough Leisure Centre, with the surrounding area comprising a mix of residential properties, local retail amenities and community facilities.















