



## For Sale: Eye Witness Works, Milton Street and Ceylon Works, Egerton Lane, Sheffield S3 7WJ

### City Centre Development Opportunity

Approximately 5,115m<sup>2</sup> gross internal area (55,059ft<sup>2</sup>) | Car park area 538m<sup>2</sup> (0.13 acres)  
Total site area 3,190m<sup>2</sup> (0.79 acres) | City Centre location | Excellent transport links | Long lease for sale





# 01\_

## INTRODUCTION

Sheffield City Council is seeking a development partner to deliver an exciting City Centre regeneration opportunity.

The selected developer will share the Council's aspirations to develop a scheme of architectural merit for the site and a wider ambition to contribute to the regeneration of the City Centre and be able to demonstrate their ability to deliver an imaginative high quality development.





# 02\_

## BACKGROUND

Taylor's Eye Witness was founded by John Taylor in the early 19th Century as designers and producers of kitchen knives, pocket knives, scissors and sharpeners. The "Eye Witness" trademark was first registered in 1838, the inspiration for the choice of "Eye Witness" is believed to be from Shakespeare's Henry IV "No eye hath seen better".

The premises are soon to be vacated and represent an exciting opportunity to carry out a sensitive refurbishment of these historic listed buildings and deliver a high quality development that has the potential to breathe new life into this part of the City Centre. The Council wishes to ensure that these attractive buildings are sympathetically restored and contribute to the vibrancy of the area.





# 03\_

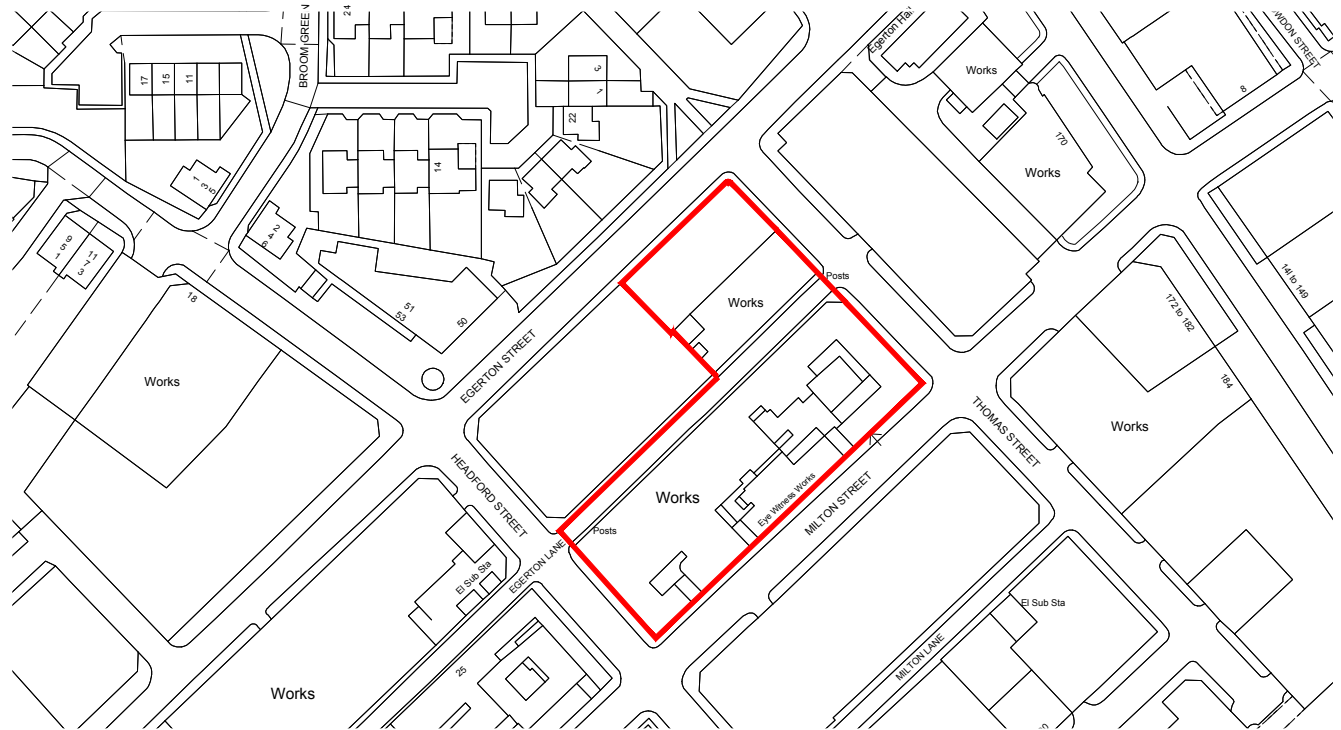
## LOCATION

The buildings are located on the western edge of the City Centre within the Devonshire Quarter and are bounded by Milton Street, Thomas Street, Egerton Street and Headford Street with a private road dividing Eye Witness works from Ceylon Works. The location is extremely accessible by car and public transport. Sheffield train station is located just 0.5 miles to the east and Milton Street itself leads onto Hanover Way (A61), providing direct access onto the ring road, Meadowhall and also out to the M1 motorway.

The property is situated close to all the city centre amenities and is within 5 minutes' walk of Devonshire Green, the largest open space in the City Centre as well as wide variety of fashionable bars, restaurants and nationally acclaimed independent retailers.

The area around Devonshire Green is a well-established residential quarter of the City Centre and is home to a wide mix of residents comprising of students, young professionals, families and retired people attracted to living in an extremely accessible location with the largest open space in the City Centre at its heart. Other amenities close by include Springfield Primary School and a doctor's surgery making it one of the most suitable parts of the City Centre in which to live.

The property is located less than 10 minutes' walk from the new retail, indoor market and cinema developments on The Moor. It is also within 10 minutes' walk of the proposed Sheffield Retail Quarter, a multi-million pound project that will transform the shopping and leisure environment in the City Centre. The first phase has recently started construction and includes 140,000 ft<sup>2</sup> of new offices for HSBC.



Views of Devonshire Green

# 04\_

## DESCRIPTION

The property comprises two main buildings:

### 1. Eye Witness Works, Milton Street

Eye Witness Works was constructed as a purpose built three storey cutlery works in phases between 1852 and 1875 of red brick with stone dressings and sash windows under a slate roof. The main frontage onto Milton Street contains an arched carriage entrance with wooden double doors. The building is rectangular in shape around three internal courtyards. These courtyards have been infilled over the years with other buildings and glazed structures. Part of the building facing onto Thomas Street and Egerton Lane was re-built in the 1950's following a fire.

The accommodation is arranged over part basement and three upper floors having a gross internal floor area of approximately 4,306.5 m<sup>2</sup> (46,255 ft<sup>2</sup>) and the site area amounts to 2,250m<sup>2</sup> (0.56 acres) or thereabouts.

### 2. Ceylon Works, Thomas Street

Ceylon Works was also constructed as a purpose built cutlery works between 1852 and 1875. The main building fronting onto Thomas Street is arranged over basement and three upper floors constructed of brick with glazed brick dressings, sash windows under a slate roof. To the rear is a single storey workshop that leads out to a car parking area fronting onto Egerton Lane.

The accommodation has a gross internal floor area of approximately 808.7 m<sup>2</sup> (8,700 ft<sup>2</sup>) and the site area amounts to 940m<sup>2</sup> (0.23 acres) or thereabouts including the car park.

The total floor area of both buildings extend to 5,115m<sup>2</sup> (55,059ft<sup>2</sup>) with a total site area of 3,190m<sup>2</sup> (0.79 acres) as shown edged red on the site plan. Detailed floor plans of the existing buildings are available on request and are available in AutoCAD DWG and Adobe PDF file formats.

The property is currently occupied by Taylors Eye Witness Limited who are relocating to a modern manufacturing and distribution facility elsewhere in the city. Vacant possession of the property will be granted on completion.

Eye Witness Works, Milton Street



Ceylon Works, Thomas Street

## 05\_ PLANNING



An Informal Planning Advice Note (IPAN) has been prepared to sets out general policy advice in respect of the site.

The IPAN (which is available on request - email [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk)) suggests that residential use is acceptable in principle as well as other uses as part of a mix of uses including, small convenience store to serve the local area, café, office/studios or other commercial units subject to the amenity of nearby or intended residents of the site.

The key information from the IPAN is as follows:

- The buildings are Grade II Listed (including the interiors).
- The buildings are suitable for residential conversion, workspace or other commercial uses.
- A new build element could be positioned on the car park adjacent to Ceylon Works fronting Egerton Street.
- If any purpose built student accommodation is proposed then it must be limited to the new build element.
- Any proposed changes to the buildings will need justifying with a full Heritage Statement.
- Elements of the buildings have been categorised into “high”, “medium” and “low” significance in terms of the degree of flexibility towards change and/or demolition.

- If 60 or more units are proposed then a mix of house types are expected.
- The expected contribution to affordable housing in a residential scheme in this location is 10%.
- For the Community Infrastructure Levy (CIL), the site is in Zone 3 (City Centre West) where residential and student accommodation are charged at £30m<sup>2</sup>. Hotels are charged at £40m<sup>2</sup> and leisure and offices uses are charged at nil.



# 06\_

## TERMS OF DISPOSAL

Sheffield City Council is seeking informal tenders for a long leasehold interest in the site on the following principle terms:

- The City Council is seeking premium offers for a new 299 year lease of the site.
- The City Council will enter into an agreement for lease with the selected developer, which will be conditional solely upon the developer obtaining detailed planning consent.
- Upon exchange of contracts the developer will be expected to pay a deposit equivalent to 10% of the premium.
- Upon exchange of contracts the developer will also be expected to pay a non-refundable 3% buyer's premium, to cover the Council's professional fees.
- The detailed planning application is to be agreed in advance with the Council as landowner and submitted within 6 months from the selection of the developer.
- The Council will obtain vacant possession of the property/site prior to commencement of the development.
- Within six weeks following the grant of detailed planning consent, the purchasers will be granted the lease and will pay the balance (90%) of the premium.
- The 299 year lease to be granted will be subject to a ground rent of £2,500 per annum. The lease will contain provision to increase the ground rent every 10 years in line with the Retail Price Index (RPI).
- It is understood that no election in respect of VAT has been made and therefore VAT is not payable on the premium.
- The lease to be granted will contain an obligation on the developer to commence the development within 6 months of obtaining planning consent and complete the development within 24 months of a start on site.
- The lease is to contain an option for the Lessee to purchase the freehold interest in the site on or before the expiry of one year from completion of the development for the consideration of 15% of the premium paid on the granting of the lease.

## 07\_

## OFFER PROCEDURE

If you wish to submit an offer, please complete an Offer Form. An Offer Form and Offer for Property Label are available on request - email [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk).

- a) Offers should be submitted by **12 noon on Friday 20th October 2017** in writing using the offer form in a sealed envelope clearly marked with an "Offer for Property" label, but with no other identifying marks.
- b) They should be delivered to Sheffield City Council, Property Services, Level 3, Moorfoot Building, Sheffield S1 4PL. Offers should be posted by recorded delivery, or delivered in person, whereupon a receipt will be issued, to ensure that there is a record of delivery.
- c) Alternatively offers may be emailed to [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk) please include the following within the email subject box:  
**Eye Witness Works - Closing date 12 noon Friday 20th October 2017.**
- d) Offers received after this date may be disqualified.
- e) Please supply the name and address of your legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and an e-mail address, if known.
- f) The offer should be accompanied by the following information:
  - Financial Offer
  - Indication of initial proposals for the property
  - Information on previous schemes completed

- Detail of the proposed source of development finance
- Proposed professional team
- Process and timeframe for any board approvals
- Copy of the viability/appraisal
- The period in which you anticipate to be able to exchange contracts following receipt of title documentation

- g) Any offers sent by facsimile will not be considered and may invalidate any offer submitted in the correct format due to the potential breach of confidentiality
- h) Offers should be submitted subject to contract only
- i) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- j) All costs in preparing a bid will be at the bidder's expense
- k) The acceptance of an offer is subject to the approval of the City Council
- l) Referential offers will not be considered

The City Council will select the developer based upon development proposals, financial offers and track record.

## 08\_

## CONTACT US

Viewings of the interior of the buildings are to be strictly by appointment with Sheffield City Council.

For further information and to arrange viewings please contact us using the details on this page:

Sheffield Property Services  
Level 3, Moorfoot Buildings  
Sheffield City Council  
S1 4PL

[propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk)  
0114 273 5621



# RESERVATIONS

No information contained in this document or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party. The informal officer guidance provides general planning advice for prospective purchasers. It is informal advice and is given without prejudice to any decision made in formal determination of a planning application.

The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed.

MISREPRESENTATION ACT 1967 Sheffield City Council gives notice that (1) these particulars do not constitute any part of an offer or a contract. (2) Statements contained in these particulars as to this property are made without responsibility on the part of the City Council. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. (4) Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property

Particulars prepared June 2017.





- A The Property
- B Devonshire Green
- C Broomsprings
- D West One
- E The Moor
- F New HSBC Offices
- G Sheffield Retail Quarter
- H Town Hall & Peace Gardens
- I St Paul's Place
- J Midland Train Station



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please contact 0114 273 4568

Sheffield City Council  
Property Services  
[www.sheffield.gov.uk/propertyforsale](http://www.sheffield.gov.uk/propertyforsale)