



HILLSBOROUGH PARK

PENISTONE ROAD | SHEFFIELD | S6 1SW

**New Retail / Roadside / Trade Development
Totalling approx 60,000 SQ FT on approx 6.7 Acres**



Aerial CGI for indicative purposes only

Various development plots available For Sale / To Let

- Major mixed-use retail / roadside / trade development.
- New Aldi foodstore due to open Summer 2025 on adjoining site.
- Situated on main arterial route approach into Sheffield from the north.
- Combination of over 40,000 vehicles passing the site on all sides daily. (Source: Highways England).
- Established retail, leisure and trade location – Sainsburys; Kilner Retail Park; Sheffield Wednesday FC; industrial/trade estates in close proximity.



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The subject site occupies an extremely prominent position fronting onto the A61 Penistone Road, one of the main arterial routes into Sheffield City Centre.



Over 40,000 vehicles pass the site per day.



The population of Sheffield was 556,500 (2021 census).



Established retail / leisure / employment location.

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PLOT 1 TO LET

RETAIL / F&B
1,200 sq ft (111.5 sq m)

PLOT 2 UNDER OFFER

POPEYES RESTAURANT

PLOT 3 UNDER OFFER

COSTA COFFEE

PLOT 4 TO LET / FOR SALE

RETAIL / LEISURE/ TRADE /
SELF STORAGE
2.14 ACRES 0.87 HECTARES

PLOT 5 TO LET

DRIVE THRU
1,935 sq ft (179.8 sq m)

PLOT 6 TO LET

RETAIL / TRADE
5,000 sq ft (464.5 sq m)

PLOT 7 UNDER OFFER

TRAVIS PERKINS

PLOT 8 UNDER OFFER

ELECTRIC VEHICLE CHARGING
HUB - THE EV NETWORK

The total scheme extends to approximately 6.7 acres with various plots available to end operators, as set out in the accommodation table.





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Source Vector

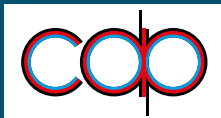
TIMING

Proposed start on site Spring 2025.

TERMS

Various plots are available on either a freehold or leasehold basis on terms to be agreed.

A development by:



CONTACT

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