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PALACE AUCTIONS

LONDON

LOT TBC

20 Church Street

SHEFFIELD CITY CENTRE · S1

A vacant Grade II listed former bank of approximately 9,910 sq ft, opposite Sheffield Cathedral, needing redevelopment subject to consent

GUIDE PRICE*

£550,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE OPPORTUNITY

A listed former bank to redevelop

A vacant Grade II listed former bank on a prominent corner opposite Sheffield Cathedral, with approximately 9,910 sq ft over five floors, needing redevelopment subject to consent.

9,910	5	Grade II	Vacant	<100m
SQ FT (APPROX.)	FLOORS INC. BASEMENT	LISTED 1866-67	NEEDS REDEVELOPMENT	CATHEDRAL TRAM STOP

Description

Built in 1866-67 to designs by the architects Flockton and Abbott, the building sits on a prominent corner at the junction of Church Street and St James Street, with frontages to both. It keeps much of its character, including decorative stonework and tall mullioned windows.

The building is vacant and in need of full refurbishment. Any works will need listed building consent, and the building is in the City Centre Conservation Area.

Redevelopment potential

Subject to planning and listed building consent, the building could suit:

- ◆ Residential apartments
- ◆ A boutique hotel or aparthotel
- ◆ Offices or a mixed-use scheme
- ◆ Student accommodation, near both universities

LOCATION

Sheffield's Cathedral Quarter

Within walking distance of the Heart of the City regeneration area, with its new offices, shops, restaurants and the Cambridge Street Collective food hall. Fargate, Orchard Square and The Moor are close by, as are the Peace Gardens, the Winter Garden and the Crucible Theatre.

TRANSPORT

Supertram

Cathedral stop within 100 metres.

Sheffield station

Within walking distance. London St Pancras, Manchester and Leeds.

Road

Inner Ring Road and the M1.

Universities

University of Sheffield and Sheffield Hallam close by.

Buyers should check distances and journey times for themselves.

THE ACCOMMODATION

Floor by floor

Basement	Strong rooms, storage and plant
Ground floor	Former banking hall, reception and offices
First floor	Offices, meeting rooms and ancillary space
Second floor	Offices and ancillary space
Third floor	Offices, storage and staff facilities
Total	Approximately 9,910 sq ft (920 sq m)



Interior



Interior



Interior



Interior

The building is vacant and needs full refurbishment. Areas are approximate.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	20 Church Street and 19 St James Street, Sheffield S1
PROPERTY	Grade II listed former bank, vacant, needing redevelopment
SIZE	Approximately 9,910 sq ft (920 sq m) over five floors
GUIDE PRICE	£550,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	Public auction: in the room and online. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you bid

TENURE	Please refer to the legal pack
LISTING	Grade II listed
CONSERVATION AREA	City Centre Conservation Area
PLANNING	All uses subject to planning and listed building consent
BUYER'S PREMIUM	£5,000 plus VAT, payable on exchange
ADMIN FEE	£1,000 plus VAT, payable on exchange
LEGAL PACK	Available on request
SPECIAL CONDITIONS	Apply. Read them with any addendum.
VIEWINGS	Strictly by appointment with the auctioneer

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

Listed building and planning. The building is Grade II listed and in the City Centre Conservation Area. Any redevelopment, change of use or alteration, inside or out, is subject to planning permission and listed building consent. Permitted development rights such as Class MA do not apply to listed buildings. Buyers must make their own enquiries of Sheffield City Council before bidding.

Condition. The building is vacant and needs full refurbishment. Buyers should commission their own surveys, including structural and asbestos surveys, before bidding.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of £5,000 plus VAT and an administration fee of £1,000 plus VAT on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches or apportionments. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. The descriptions, measurements, uses and other details are given in good faith and are believed to be correct. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise. Palace Auctions has not tested any services, appliances or installations.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding. They will be treated as bidding on that basis, whether or not they have actually done so.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017. You must be approved before you bid.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

Edward Swindells

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