



BARKER'S POOL DEVELOPMENT OPPORTUNITY

AN EXCITING CITY CENTRE PROPERTY FOR SALE



INTRODUCTION

On behalf of Sheffield City Council, CBRE is seeking proposals for this exciting & unique development opportunity in one of the most prominent locations in Sheffield City Centre.

The Barker's Pool Building is a unique opportunity for an imaginative developer to create a major new destination, reinventing or replacing the property as a key element of the evolution of Sheffield City Centre.

The property originally opened in 1963 as a state of the art department store with an integrated multi-storey car park for the local business Cole Brothers. It subsequently became a John Lewis store until closure in late 2020. The Council owns the freehold & acquired the lease from John Lewis in January 2022.

It now offers an exciting prospect to further enhance the city centre as it continues to grow with an increased focus on cultural uses, leisure, new homes & workspace alongside high quality retail.

The Council is committed to reducing negative environmental impacts of buildings & activities & encouraging low carbon lifestyles & proposals for the development of the property will need to demonstrate how this will contribute to that.

Bidders will therefore need to be able to demonstrate their ability to ensure delivery of imaginative high quality, sustainable development which is appropriate to the transformational nature of the opportunity & the surrounding proposals.

SUMMARY

- Unique city centre development opportunity of significant profile & scale
- Highly prominent former department store building extending to approximately 200,000 sq ft over 5 floors
- Considered suitable for a range of alternative uses, subject to planning
- Site extending to c.1.25 acres
- Proposals are sought for refurbishment or redevelopment of the building/site



WELCOME TO SHEFFIELD

Sheffield is the fourth largest city in England, with a population of over 563,000. The city's global reputation for high quality manufacturing remains important today but has been joined by a growing creative & digital business base including technology, science, art & engineering industries.

The economy & population of Sheffield are both growing & the city centre now has an established momentum with new housing, retail, office & leisure developments all progressing.

Sheffield is home to two universities - The University of Sheffield & Sheffield Hallam University. The University of Sheffield is ranked 17th in the UK & is one of the 24 universities which make up the Russell Group. The two universities are both currently investing significantly in expanding & renewing their city centre campuses.

Sheffield is now also being increasingly recognised for its quality of life & as the Outdoor City due to the proximity to the Peak District & the vast range of active opportunities that the city has to offer.

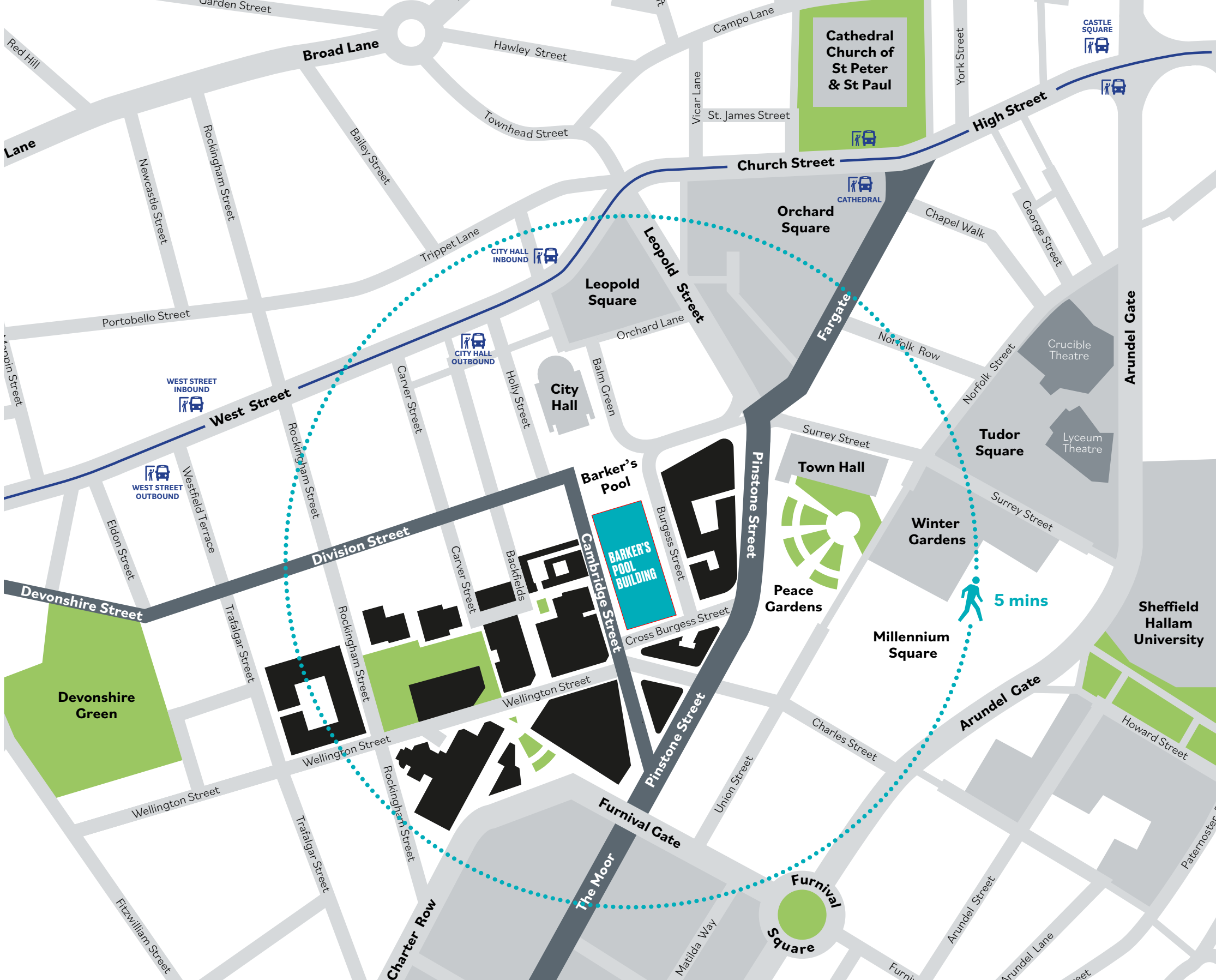
The property is in a pivotal spot at the axis of the core streets of Fargate, The Moor & Division Street, all of which are in the process of adapting to the shift in dominance from retail spaces to a more mixed use future.

On the opposite side of Barker's Pool is Sheffield City Hall, a listed entertainment & conference facility with a total capacity of 3,000. Nearby the Victorian listed Town Hall is the city's main civic building, overlooking the award-winning Peace Gardens.

Within less than 5 minute's walk is Tudor Square, a cultural magnet surrounded by the Crucible & Lyceum theatres, Central Library & Graves Art Gallery & the Winter Gardens & Millennium Gallery.

Sheffield

Find out more about [The Outdoor City](#)



£273M
FROM THE DIGITAL & CREATIVE
INDUSTRIES CONTRIBUTE TO
SHEFFIELD CITY CENTRE'S GVA

563,000
PEOPLE CALL SHEFFIELD THEIR HOME

63,000
STUDENTS ACROSS THE
CITY'S TWO UNIVERSITIES

17+ MILLION
SHEFFIELD IS THE OUTDOOR CITY
& ATTRACTS 17+ MILLION VISITORS A YEAR

HEART OF THE CITY

Recognising the need to strengthen & adapt the city centre for the future, Sheffield City Council developed & is now delivering the Heart of the City regeneration scheme – one of the largest in Britain.

Heart of the City is made up of new & repurposed buildings, new homes, offices, hotels, bars & restaurants, leisure & retail spaces, alongside enlivened streets & public spaces to create an environment where more people live & work in the city centre.

The first phase included the revamped Peace Gardens, the Mercure Hotel, the Winter Gardens, the iconic ‘cheesegrater’ car park, new offices, bars & restaurants.

As one of the largest urban regeneration schemes in Britain, the second phase of this ambitious project is progressing at pace & will help to drive the economy & growth as we recover from Covid-19. It will see new attractions open to attract more visitors, create more jobs & encourage more people to live in the city centre.

The masterplan complements the existing city centre & current shopping areas. Built to retain existing street patterns & heritage buildings bound together by superb public realm, it will integrate with the resurgence of The Moor as a shopping & leisure destination & the Devonshire Quarter of independent shops & bars.

The nearby retail street of Fargate is also set to be reinvigorated as a mixed use district with over £20m of public investment from the Government Future High Streets Fund & other sources.



Heart of the City Masterplan



Find out more about [Heart of the City](#)

View the [Heart of the City Flythrough](#)

£470M
DEVELOPMENT

**A SIGNIFICANT MIX OF
MIXED-USES REDEFINING
AN ENTIRE CITY CENTRE**

ACROSS
7
HECTARES

1.5 MILLION
SQUARE FEET OF DEVELOPMENT

7000 BRAND NEW JOBS
GENERATED DIRECTLY
& INDIRECTLY BY 2030

LOCATION

The Barker's Pool Building is located at the heart of the Heart of the City scheme. It is bounded by Barker's Pool, Cambridge Street, Cross Burgess Street & Burgess Street.

The Heart of the City scheme is delivering the following developments surrounding the property:

Cambridge Street Collective, an exciting food hall which will be managed by one of the best operators in the city with a rooftop bar & separate individual ground floor restaurants.

Bethel Chapel, soon to be marketed as a 15,000 sq ft entertainment & cultural venue.

Leah's Yard, the complete refurbishment of listed Victorian metal trades workshops being repurposed for an eclectic mix of food, independent retail, maker spaces & events venue.

The Gaumont, the complete overhaul of a 1980s cinema currently being refurbished & reclad with green walls as a leisure space, which has attracted firm interest from competitive socialising operators & ground floor retail.

Radisson Blu, a new 154 bed hotel with rooftop bar currently being constructed behind the retained Victorian facade overlooking the Peace Gardens.

Laycock House & Burgess House, 4 townhouses & 52 apartments for sale to owner occupiers only, with well over 50% now under offer.

Isaacs Building, 39,000 sq ft of new office floorspace which is over 50% under offer ahead of completion.

Grosvenor House, home to HSBC UK occupying 144,000 sq ft of open plan, high specification workspace. CMS, the top 10 global law firm, have moved into the remaining 47,500 sq ft of offices.



DESCRIPTION

The property was constructed in 1963 as a state of the art department store & includes an integrated multi-storey car park.

The property extends to c.200,000 sq ft & is arranged over 5 floors, with the car park extending onto the rooftop. The site area is 1.25 acres or thereabouts.

The Council is currently in the process of procuring contractors to remove asbestos & stripping out redundant plant & machinery.

The Council is also considering procuring the demolition of the multi-storey car park & would be very interested in the thoughts of potential bidders in respect of this suggestion.

Reports are currently being procured & will be made available via the data room. These will be provided for background information only & no warranties will be provided.

The Council hold a clean & unencumbered freehold interest & is marketing the property on the basis of a new 250 year lease.

200,000 SQ FT ACROSS 5 FLOORS

1.25 ACRE SITE IN THE HEART OF SHEFFIELD CITY CENTRE



Development site viewed from Barker's Pool – March 2022



Development site viewed from Charter Square (elevated) – March 2022

PLANNING

The property is within the City Centre Conservation Area & is considered to have architectural merit. Given its setting in the conservation area, from a planning policy perspective the reuse & adaptation of the building would be preferred.

However, the Council as landowner recognises that the reuse of the building could be commercially & structurally challenging. If it is evidenced that the existing building cannot be reused or refurbished into viable alternative use & that replacement was the best option, the overall scale parameters should remain broadly as existing but potentially up to 6 storeys, with the top two set back from Barker's Pool.

Height & massing should reflect the adjoining new buildings currently being constructed & stepping down along Cambridge & Burgess Street. The large scale density of the existing building could be broken down by introducing small courtyards. Exceptionally high sustainability & design standards will be expected for any new buildings, with the preference for the facades to utilise high quality natural materials that do not compete with the immediate setting.

In either scenario, active ground floor uses would be expected along Barker's Pool & Cambridge Street & it could also be possible to create a modest open space to the south on the site of the existing car park. This would be in the sunniest location & would contribute to the network of high quality open spaces running from the Peace Gardens to Devonshire Green & provide some breathing space to improve the setting of the existing buildings.

The City Council uses its property to promote its strategic aims & wishes to encourage a broader mix of housing types in the city centre. For this reason, the Council as landowner, will not accept any residential scheme with more than twenty percent of floor space for purpose built student housing or studios.

Since July 2015 CIL has largely replaced Section 106 agreements. The site is in Zone 4 (City Centre, South) where residential development (including houses in multiple occupation) is charged at £50 per m² (plus indexation). Leisure & office uses are zero CIL rated. The property is within the City Centre Affordable Housing Market Area, as such no affordable housing contribution is required.

It should be noted that an application has been made to Historic England for a certificate of immunity from listing. The application has not been determined at this stage of the marketing.



OFFER PROCEDURE

The property will be disposed of via a two-stage informal tender.

CBRE are appointed to seek expressions of interest as the first stage of a two-stage process to select an appropriate party to bring forward the refurbishment & reuse or redevelopment of the property.

Proposals should set out how interested parties would bring new life into the property & an indication of how these would be funded.

The Council is not seeking formal financial offers at this stage, however clarity will be required in respect of the ability of bidders to deliver on their plans together with an initial indication of the level of rent or premium which will be paid to the Council or how that would be determined. This will be required in more detail at Stage 2.

The environmental & social impacts of proposals & the track record of potential bidders will be an important element of the Council's decision.

The **Offer Form** requests information on the proposed use & indicative scope of works; indication of rent or premium or how this will be calculated; track record of the bidder & any operational plans; confirmation of intended funding source(s) for works & availability.

- Parties are also able to submit further information & documents to support their bid including copies of any Social, Environmental & Ethical policies of the bidder.
- The Council will be seeking occupiers who are good employers. Proposals that demonstrate having or working toward Real Living Wage accreditation, Employee Owned Businesses or other related schemes will be welcomed.
- The proposals will be assessed both in terms of quality (including sustainability, social value & local economic impact) & deliverability.

- Bidders will need to demonstrate a track record of delivering projects of this nature & how their use will fit in within the Heart of the City development & the wider city.
- Bidders will be invited to participate in Stage 2 upon satisfying pass/fail criteria regarding track record & funding of developments of an equivalent scale. Full details are provided in the Offer Form, a copy of which will be available in the data room.

Please note parties could be asked to submit further information to support their proposal & may be invited to attend an interview.

The deadline for Stage 1 submissions is 12:00 on 30th June 2022. Submissions are to be made via the retained agent CBRE.

The information required for submitting formal offers for Stage 2 will be determined by the Council as soon as possible over the Summer.

VIEWINGS

The property will be available for viewings via appointment on selected open days during the week commencing 23rd May 2022 & further times to be confirmed.

Please note that access cannot be granted without prior registration. Interested parties are required to register in advance via contact with barkerspoolsheffield@cbre.com confirming all attendees & requested date.

FOR FURTHER INFORMATION

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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.

This informal officer guidance provides general planning advice for prospective developers. It is informal advice & 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 & no expense incurred by any person in responding to the invitation & 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 purchasers, 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 May 2022.

Heart of the City
For & by

Sheffield

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