



386 Sharrow Vale Road, Sharrowvale, Sheffield, S11 8ZP

Saxton Mee

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Sharrowvale

Guide Price

£215,000

GUIDE PRICE £215,000 - £225,000

A Rare Development Opportunity in a Prime Trading Location

Situated in one of the area's most vibrant and highly sought-after parades of independent shops, this property represents one of the few remaining residential buildings with full planning consent (Ref: 23/03700FUL) for conversion and extension to create a ground-floor retail unit with a self-contained apartment above.

Offered for sale with immediate vacant possession and no onward chain, the property enjoys a prominent position on a thriving street home to a wide range of popular businesses including delicatessens, artisan retailers, greengrocers, bakeries, hair and beauty salons, pubs, cafés and restaurants.

The existing accommodation, which does require modernisation, currently comprises:

Ground Floor: Living room and dining kitchen

Basement: Useful cellar

First Floor: Double bedroom, single bedroom and bathroom

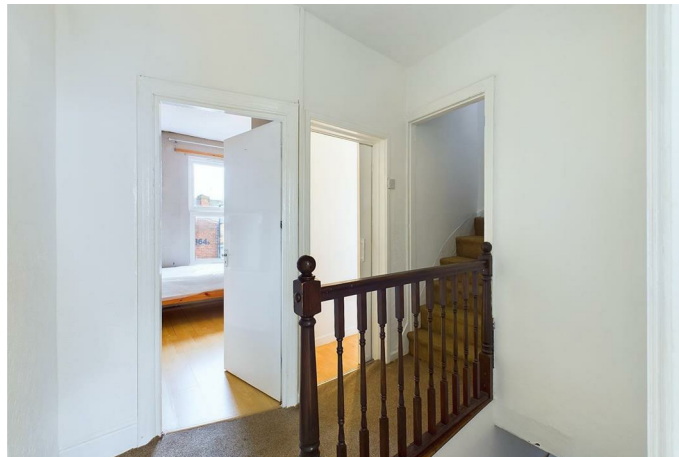
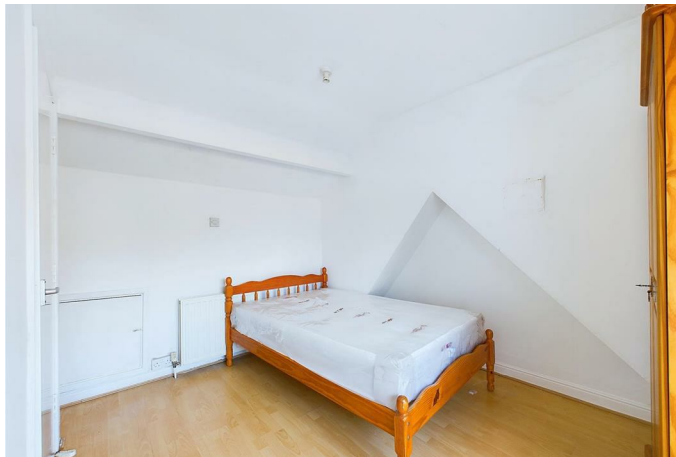
Second Floor: Attic bedroom

Outside: Rear yard and parking area

This is a superb opportunity for developers, investors, or owner-occupiers seeking a prime location with excellent footfall and strong commercial potential.



- Development opportunity with Planning Permission Granted
- Ideal for conversion and extension to a commercial unit with self-contained flat above with planning granted (Planning Ref: 23/03700FUL)
- Three bedroom mid terrace property in need of some updating
- For sale with immediate vacant possession and no chain
- Potential to extend to the rear
- Parking to the rear
- Prime location in a busy and popular shopping area
- Nearby shops including greengrocers, bakeries, hairdressers, pubs, cafes and restaurants
- Useful cellar
- Call Saxton Mee Banner Cross to arrange a viewing





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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