

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

730 Ecclesall Road, Sheffield S11 8TB



- Part Let Investment For Sale
- Retail Unit with Upper Floor Residential Flat
- Prominent Location Fronting Ecclesall Road
- Income From Shop £10,000 pa with Fixed Rental Uplift
- Shop Let to 2027 to Long Standing Tenant
- Offers Invited in the Region of £250,000

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre, just above the Rustlings Road junction. The surrounding area is home to numerous retail occupiers including Café Aroma, Lynda J Price Beauticians and Ecclesall Fine Wines.

The property lies approximately 2 miles south west of Sheffield City Centre.

DESCRIPTION

The property comprises an inner terraced building providing a ground floor retail unit, together with first and second floor accommodation arranged as a self-contained flat. The flat is accessed from an entrance on the left hand side accessed through an alley. Which leads to a yard to the rear and a small store. The ground floor shop is currently utilised as a barbers with a storage room and W/C to the rear.

ACCOMMODATION (Approx internal areas)

Ground Floor Shop 314 sq ft 29.2 sqm

1st Floor – Kitchen, bathroom and 2 bedrooms.

2nd Floor – Living area



RATING

According to the Valuation Office Agency – Rating List on the Internet 2017, the premises are assessed as follows:

Shop and Premises - Rateable Value £5,400.

The shop should qualify for 100% small business rates relief.

Council Tax Band in respect of the flat - Band A

SALE

Offers in the region of **£250,000**, subject to contract. The premises are held on long leasehold interest (800 years from January 1972).

TENANCIES

The shop premises are let to a private individual who has been in occupation since 2016. They recently signed a new 6 year lease expiring 30th June 2027 at a commencing rent of £10,000 per annum, with a fixed uplift to £11,500 per annum from 1st July 2024.

The flat is currently vacant but was previously let at £600 per calendar month.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 87 (Band D).

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

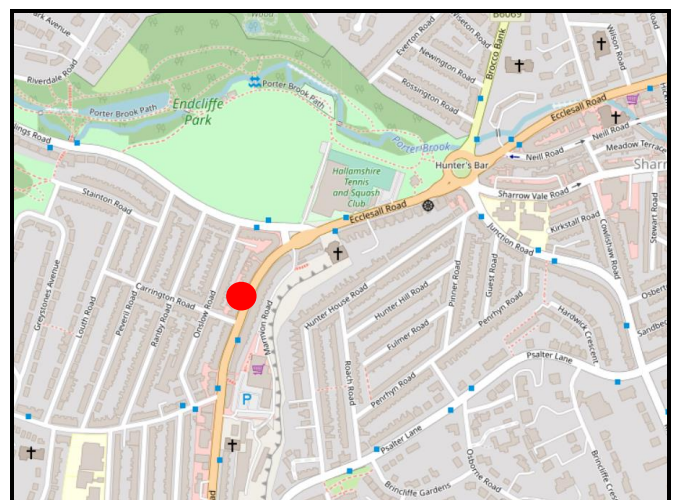
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY August 2021