

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

**Chamwood Care Home, Upwell Lane, Sheffield,
S4 8EY**



- **Substantial Detached Property**
- **Fully Let Investment Producing £18,000 Per Annum**
- **Approx 1,902 sq. ft NIA (176.68 sq. m)**
- **Freehold For Sale – Offers Invited in the region of £225,000**
- **Large Private Car Park and Garden**

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LOCATION

The property is located in the Grimesthorpe suburb of Sheffield approximately 3 miles north of the city centre. The immediate area is predominantly residential in nature, but with some industrial and retail offerings nearby.

The property is close to both Carlisle Street East and Brightside Lane which provides access to Sheffield City Centre and the Motorway network.

DESCRIPTION

The property comprises a substantial detached two storey care home with attic, rear garden and large private car park to the side. The property was historically used as a Public House.

The building is accessed via a main entrance fronting Upwell Lane, with additional side access point.

The building provides a variety of rooms arranged over both floors. There is a kitchen/living room on each floor and all bedrooms have their own ensuite.

ACCOMMODATION (All areas are approximate)

The property has the following net internal floor areas:

Ground Floor	1,002 sq ft	93.09 sq m
First Floor	900 sq ft	83.59 sq m
Total Net Area	1,902 sq ft	176.7 sq m

RATING ASSESSMENT

The property is not currently assessed for Rates. Interested parties are advised to enquire with the rates department at Sheffield City Council.

TENURE

The premises are held freehold. Title number: SYK548557.

TENANCIES

The property is currently let to Chamwood Care Home at a rent of £18,000 per annum. Further details of the lease are available on request.

PRICE

Offers in the region of **£225,000** are invited for the Freehold interest.

VAT

We understand that VAT will NOT be payable.

MONEY LAUNDERING

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

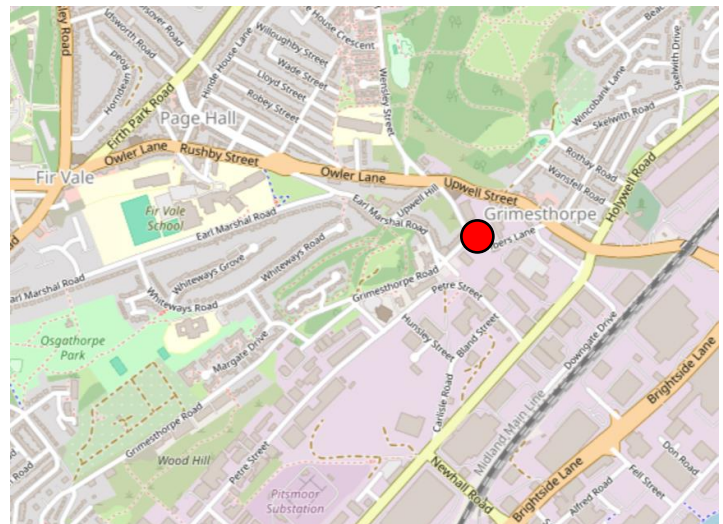
mark@crosthwaitecommercial.com

07738 275 226

Fern Corton – Crosthwaite Commercial

fern@crosthwaitecommercial.com

07538 412 671



SUBJECT TO CONTRACT & AVAILABILITY

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