

Property Consultants

 **Crosthwaite**  
COMMERCIAL

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

# For Sale

232 Holme Lane, Sheffield S6 4JZ



- Fully Let Investment For Sale
- Excellent Location Fronting Holme Lane
- Reversionary Asset – Long Term Tenants
- Total Income of £7,200 pa
- For Sale – Ideal For Investors/SIPP
- Totalling 763 sq ft (70.9 sq m)
- Offers Invited in the Region of £95,000

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## LOCATION

The property is located on Holme Lane, in the Sheffield suburb of Hillsborough.

Hillsborough is an extremely popular suburban retail centre with a main high street (Middlewood Road) and Hillsborough Precinct Shopping Centre which is in the close vicinity to the subject property.

The area has become more popular with cafes, small bars and restaurants in recent years.

## DESCRIPTION

The building consists of a brick built, mid terraced, property beneath a slate pitched roof. The ground floor is used as a takeaway and comprises a kitchen to the rear and serving area to the front. The first floor consists of two rooms, used as office/workshop accommodation.

Externally there is a WC in the back yard which is demised to the first-floor tenant.

## ACCOMMODATION (Approx internal areas)

Cellar	117 sq ft	10.9 sq m
Ground Floor	366 sq ft	34.0 sq m
First Floor	280 sq ft	26.0 sq m
<b>Total Floor Area</b>	<b>763 sq ft</b>	<b>70.9 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available upon request.

## RATING

The premises are assessed as follows:

Shop and Premises - Rateable Value £9,700.

Workshop and Premises - Rateable Value £1,075

Both units should qualify for 100% rates relief.

## SALE

Offers in the region of **£95,000** are invited for the Freehold interest, with the benefit of the rental income from both the ground and first floor. If applicable VAT will be charged on the purchase price.

## RESIDENTIAL TENANCY

The Ground floor is let to a private individual at a rent of **£5,580 per annum** for 10 years expiring in November 2031. There is a rent review scheduled in November 2026.

The first floor is let to a private individual on a verbal agreement at a rent of **£1,620 per annum**. We understand that they have been a long-standing tenant.

## 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**

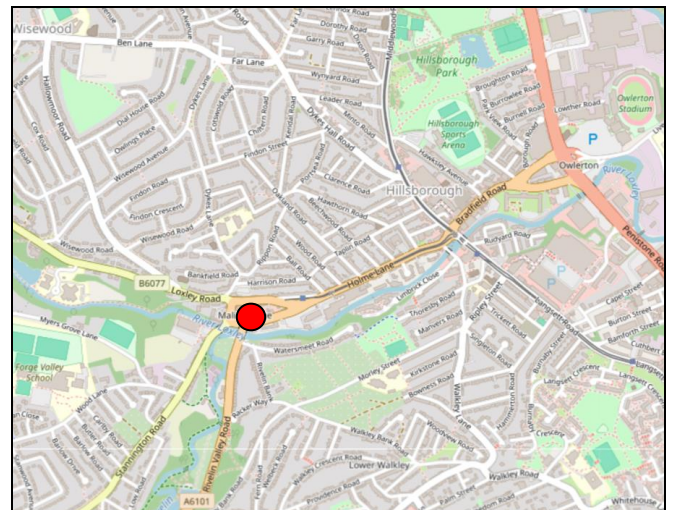
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2024