

Property Consultants



Crosthwaite  
COMMERCIAL

T 0114 272 3888

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

# For Sale

405 Ecclesall Road, Sheffield S11 8PG



- Fully Let Investment For Sale
- Excellent Location Fronting Ecclesall Road
- Total Rental Income of £30,300 pa
- Potential Reversionary Rental Growth
- Shop Let To 2029 To Established Tenant
- Totalling 1,607 sq ft (149 sq m) Across Three Floors
- Offers Invited in the Region of £350,000 (8.5% Net Yield)

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, KFC and Beres Pork Shop. Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

## DESCRIPTION

The building consists of a brick built, mid terraced, property beneath a slate pitched roof. The ground floor is used as a charity shop and comprises sales area to the front with storeroom, kitchen and WC to the rear. The first and second floor comprises a 2 bedroomed apartment, accessed via an external staircase to the rear.

Externally there is a small yard to the rear of the property.

## ACCOMMODATION (Approx internal areas)

Ground Floor	765 sq ft	71.1 sq m
Upper floor Flat	842 sq ft	78.3 sq m
<b>Total</b>	<b>1,607 sq ft</b>	<b>149.4 sq m</b>

1st Floor - Living room, 1 bedroom, kitchen and bathroom.

2nd Floor - Bedroom



## ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available upon request.

## RATING

The premises are assessed as follows:

Shop and Premises - Rateable Value £23,250.

The flat is in council tax Band A.

## SALE

Offers in the region of **£350,000** are invited for the Freehold interest, with which would reflect a **net initial yield of approx. 8.5%**.

If applicable VAT will be charged on the purchase price.

## TENANCIES

The Ground floor is let to The Sheffield Cats Shelter at a rent of **£22,500 per annum** for 10 years expiring in August 2029. There is a break option that hasn't been exercised and a rent review scheduled in the 5<sup>th</sup> year.

The flat is let to private individuals on a 12 month tenancy at a rent of **£7,800 per annum**.

## 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.

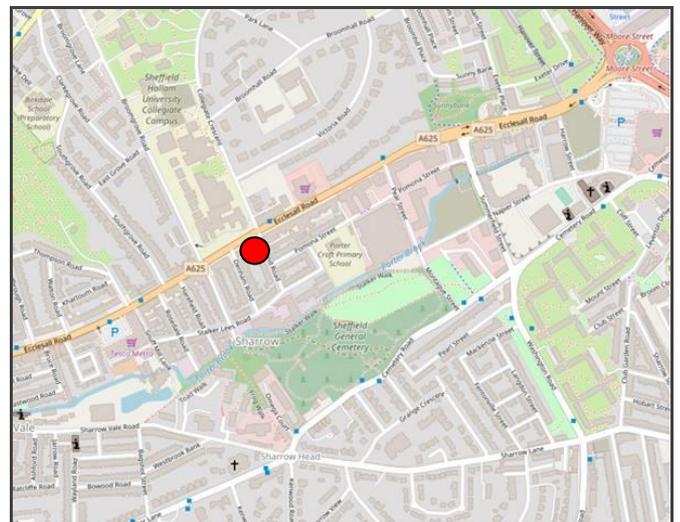
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

July 2024