



High Street Commercial Property to Purchase 1,396 Sq Ft (129.69 Sq M)

- Ground Floor Retail Unit let to Mind Charity
- Suitable for a Variety of Uses (STP)
- Fringe City Centre Location
- Prominent Position Fronting London Road (A61)

High Street Commercial Property to Purchase

1,396 Sq Ft (129.69 Sq M)

Location

The property is situated fronting London Road (A61). London Road is one of the main arterial routes leading out to Sheffield City Centre. Sheffield City Centre is within 0.6 miles to the north, which the popular residential suburbs of Abbeydale, Millhouses and Nether Edge are located to the South.

London Road and Abbeydale Road have become one of Sheffield's preferred locations for independent businesses with a range of occupiers close by. The immediate surrounding area is of mainly retail and residential uses.

Description

The property fronts a prominent position on London Road at its junction with Hill Street. The subject site comprises an end terrace of three storey brick construction beneath a double pitched slate covered roof.

The ground floor is currently occupied by the Mind Charity and has its own entrance directly off the street. The upper parts were previously used for treatment rooms and offices and are accessed from a door off the side of the building, leading directly into a stairwell to the upper floors. The upper parts are entirely independent from the ground floor demise.

Externally to the rear of the property is a small single storey storage unit.

Accommodation

DESCRIPTION	SQ FT	SQ M
GF Retail	636	59.08
First Floor	536	49.79
Attic	224	20.81
TOTAL	1,396 SQ FT	129.69 SQ M

Terms

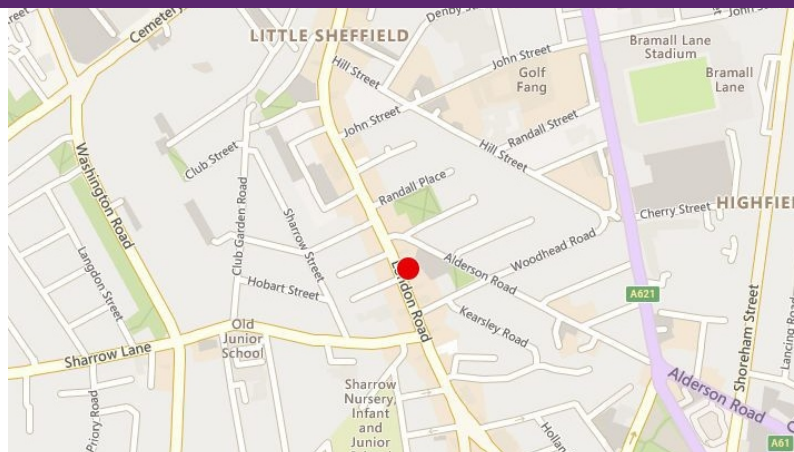
The property is available to purchase at £245,000.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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