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For Sale



Fully Let Nursery / Hair & Beauty Investment in
Woodhouse, Sheffield

Offers in the region of £215,000

33 & 33a Market Street, Woodhouse, Sheffield, S13
7PD

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- Freehold Nursery / Hair & Beauty Investment For Sale
- Located in the Woodhouse area of Sheffield
- Current passing income of £19,500 pa
- Fully let investment
- Future development potential (site area of 0.212 acres, 9,253 sq ft)



Description

33a Market Street – This property comprises a stone detached building with a concrete roof. The property is a one storey property, and internally includes a sales area, store, treatment room, kitchenette and WC facilities. The property has been most recently trading as a hair and beauty salon, and is shortly to open again as a beauty & hair salon.

33 Market Street – This property is a two storey stone detached building with a concrete roof. The gutters and rainwater goods are PVC. The property is trading as a nursery.

Internally the accommodation includes a ground floor sales area, rear office room (with boiler), WCs and entrance lobby. To the first floor is a sales area, kitchen area, rear store, and WC. Access is via two side doors, and a rear external door. The property benefits from various original features. Access to the first floor is a via a side staircase.

Externally there is a front parking area and to the rear there is a play area for the nursery.

Site area of 0.212 acres, 9,253 sq ft

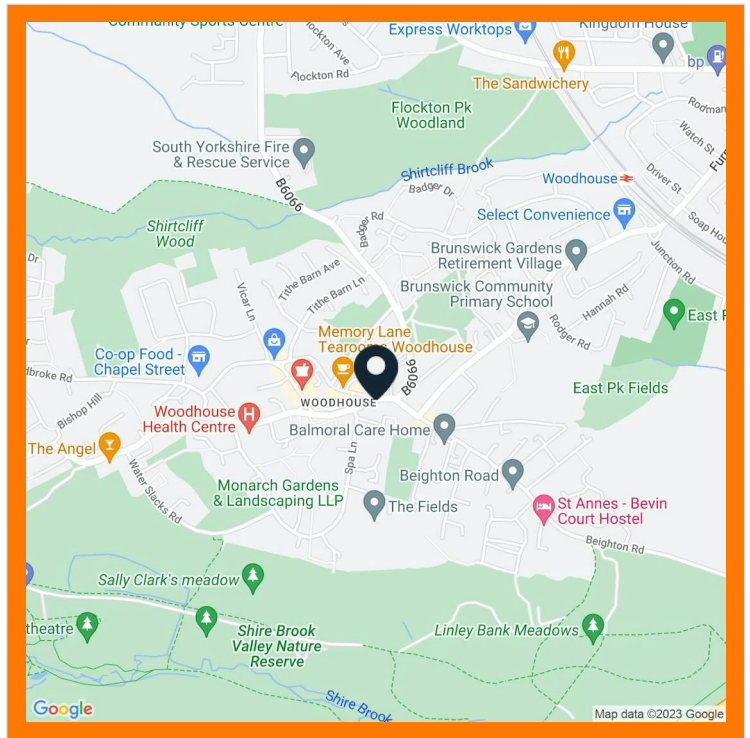
Location

The property is located on Market Street in the centre of Woodhouse village, which is located approximately five miles east of Sheffield city centre and six miles south of Rotherham town centre. There are a variety of retail, pub, and commercial uses close by, although the area is mainly residential.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 33 Market Street	814	75.62
1st - 33 Market Street	620	57.60
Ground - 33a Market Street	473	43.94
Total	1,907	177.16



Tenure

The property is offered for sale on a Freehold basis.

Freehold – Title number: SYK127668 and SYK84148

Tenancies

Total current rental income of £19,500. 33 Market Street is let at £13,500 pa, with a new reversionary 9 year FRI lease from 17th July 2024. A new lease just commenced for 33a Market Street at £6,000 pa, on a 5 year FRI lease (rent review at end of year 3 and tenant break at end of year 3). Further lease details are available by request.

Price

Offers in the region of £215,000. We understand VAT is NOT payable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (81)

Viewing

Viewing is by prior appointment only. Please contact our agents for

further information

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