

0114 2449121

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RETAIL/RESIDENTIAL - FOR SALE

Eddisons



**121/121A HARTLEY BROOK ROAD, SHIREGREEN, SHEFFIELD,
SOUTH YORKSHIRE S5 0AW**

Price: £190,000 Long Leasehold

Size: 1,085 sq ft (100.8 sq m)

- Vacant two bed flat previously producing £450 per calendar month exclusive.
- Vacant retail unit extending to 591 sq ft.
- Extensive yard and car parking.
- Single garage.

LOCATION

The property is located on the west side of Hartley Brook Road at its junction with Nether Shire Lane within a parade of similar shops and adjacent to the roundabout at this interception.

Hartley Brook Road is in the Sheffield suburb of Shiregreen. Shiregreen is approximately 4 miles north of Sheffield City Centre.



DESCRIPTION

The property is currently configured to provide a ground floor retail unit previously trading as a hairdressers and beauty salon with self-contained two bedroom flat to the first floor.

To the side there is hard surfaced car parking and yard area for 6 cars with a single garage located therein.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

TENURE

Leasehold

Long Lease from June 1933 at a non-reviewable ground rent of £26.25 per annum.

ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Salon	34.1	367
Treatment Room	15.4	166
Kitchen	5.4	58
WC	-	-
First Floor		
Living Room	19.5	210
Kitchen	5.0	54
Bedroom	13.0	140
Bedroom	8.3	90
Bathroom	-	-
WC	-	-
Total	100.7	1,085



PRICE

Long Leasehold Asking Price - £190,000

EPC

The property has an EPC rating of D(68). A copy of the EPC is available from the agent.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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VAT

VAT may be payable on the purchase price or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Shop and Premises - £4,550

The flat is allocated in Band A for Council Tax purposes.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit eddisons.com

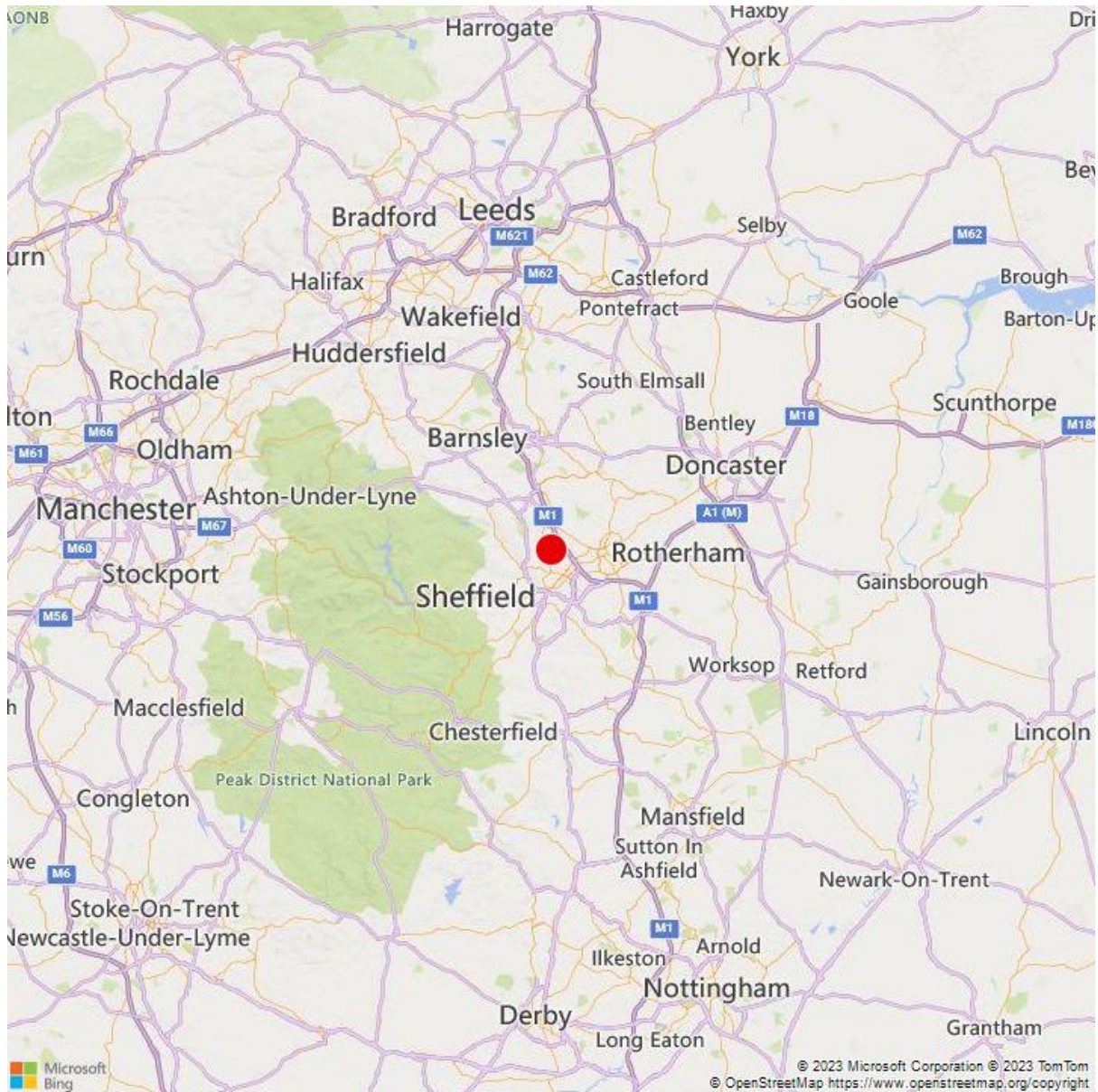
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