



COMMERCIAL

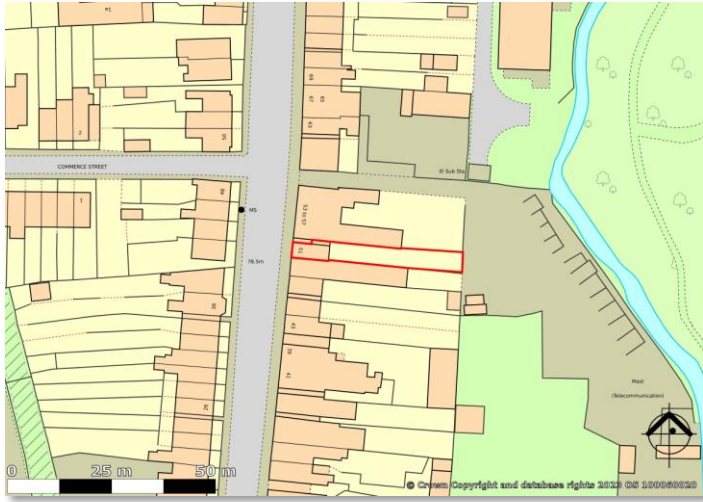
GUIDE £125,000

51 Station Road,
Chapeltown
Sheffield – S35 2XE

- 589 sq ft (54.70 sq m) plus cellar
- FREEHOLD with VP
- Large rear yard / parking area
- Potential for conversion of part to residential – subject to consent/s
- Well presented premises ready to occupy or lease
- Easy access to M1 Motorway and train station.

LOCATION

The property is located on the east side of Station Road in Chapeltown with the train station in easy walking distance and access to the M1 Motorway via car only 5 minutes to the North.



DESCRIPTION

The premises provide a rare opportunity to purchase a Freehold mid terrace retail property with a large rear yard/parking area for at least 3 vehicles with an additional raised terrace. The property would lend itself to part conversion/extension to residential (subject to obtaining appropriate consents) to maximise rental returns.

ACCOMMODATION

DESCRIPTION	(sq.m)	(sq.ft)
Ground floor	28.29	304
First floor inc WC	26.41	284
TOTAL	54.70	589

PRICE

The property is available freehold at a guide price of **£125,000**. VAT is NOT payable.

BUSINESS RATES

The premises have a rateable value of £3,250 from April 2023

VAT and COSTS

Each party is to be responsible for their own costs. VAT is NOT payable on the purchase price.

EPC RATING - E

A full copy of the EPC is available to download from our website.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents



Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 0114 299 2518

Email: philip@rensurveyors.co.uk

DISCLAIMER – October 2023

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



philip@rensurveyors.co.uk

rensurveyors.co.uk

Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

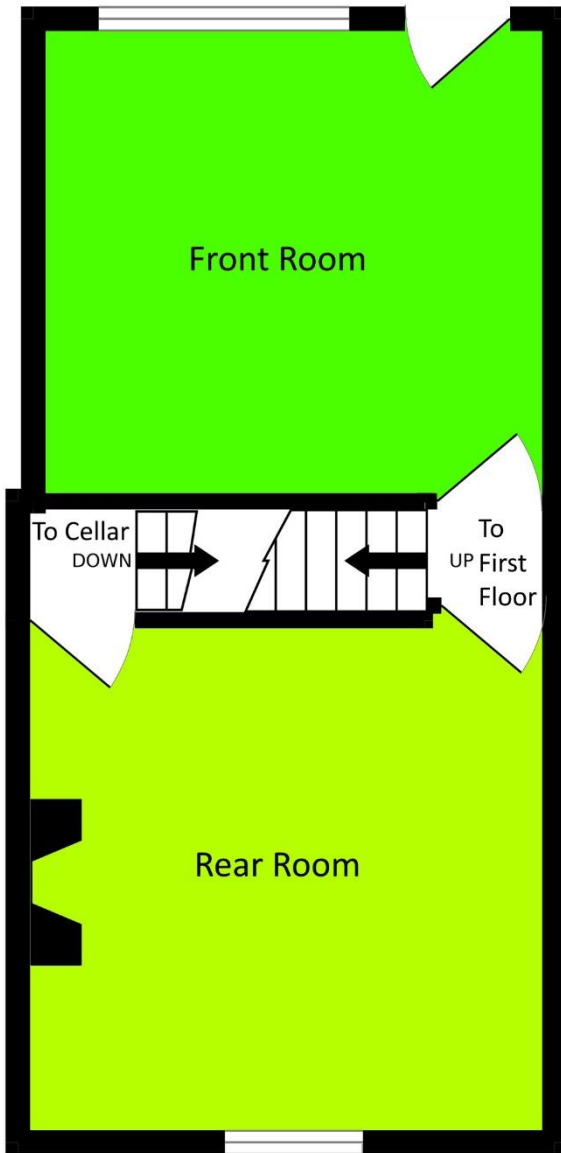
Chesterfield S41 8NG



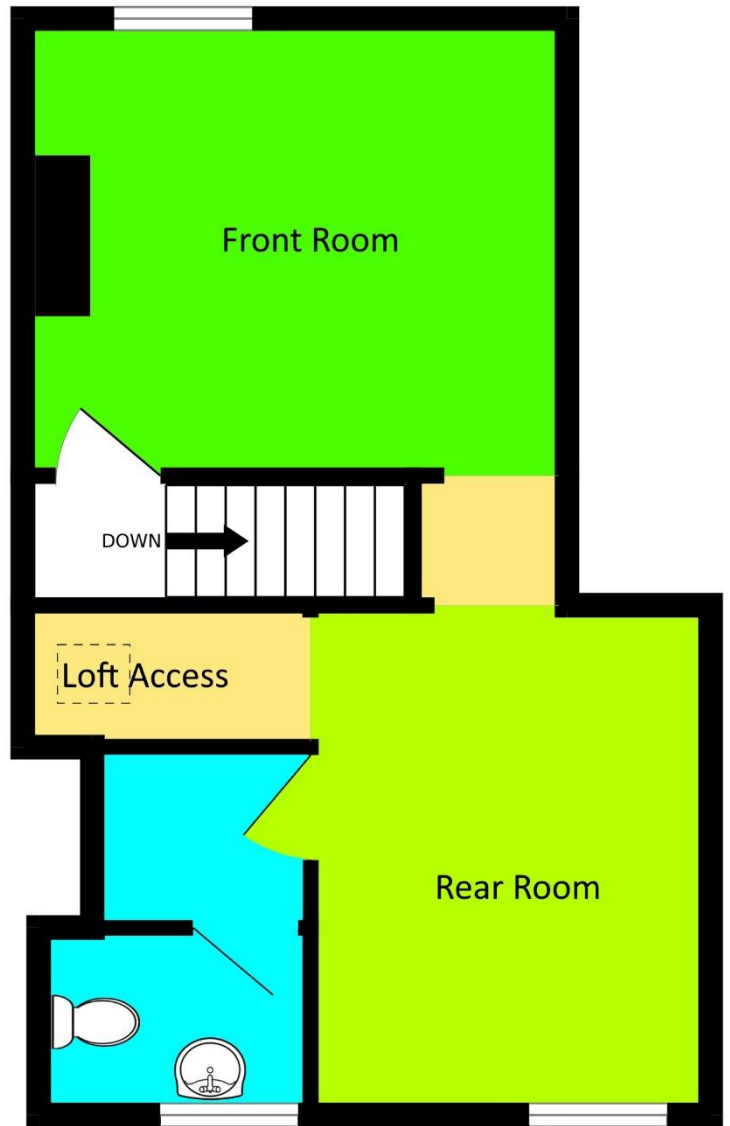
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Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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