

# 54 High Street

Mosborough, Sheffield S20 5AE

**396 SqFt** (36.79 SqM)

- Prominent mixed use property
- Popular location
- Income producing asset
- Long term tenants

# FOR SALE

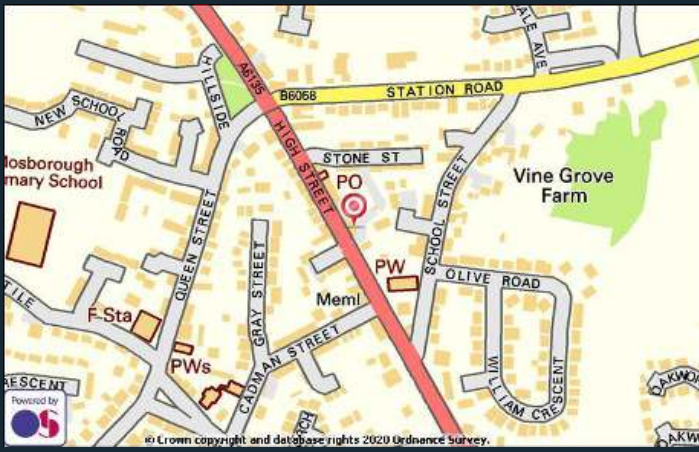


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## LOCATION

The property is prominently located on the east side of the A616, High Street in Mosborough situated in the middle of a busy and popular retail parade.

Mosborough is a large residential area approximately 6 miles to the southeast of Sheffield city centre while also being within easy reach of the M1 motorway and close to Chesterfield and Rotherham.

## DESCRIPTION

The property comprises a mid terraced mixed use commercial and residential property prominently located on High Street in Mosborough.

The property is configured as a ground floor shop which is currently let as a hair salon, and a residential flat over first and second floors also currently occupied.

There is a basement storage space which is shared by the occupiers of the commercial space and flat. There is a useful external yard space to the rear of the property.

The passing rent is as follows:

GF Shop - £8,448 per annum

1st & 2nd floor flat - £5,980 per annum

Total - £14,428 per annum

\*inclusive of water rates

## PRICE

£210,000

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available imminently.

## RATING

The rateable value is £6,400.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Ground</b>	396 SqFt (36.79 SqM)
<b>First &amp; Second</b>	2 bedroom flat
<b>Total</b>	<b>396 SqFt (36.79 SqM)</b>



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS

Barnsdales - Chartered Surveyors

Tel: 01302 308182

[craig@barnsdales.co.uk](mailto:craig@barnsdales.co.uk)

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