



45 Bridge Street, Killamarsh, Sheffield, S21 1AH
COMMERCIAL PREMISES WITH FLAT ABOVE - £165,000



Situated in the centre of Killamarsh, Sheffield, this multi-use property on Bridge Street presents a fantastic opportunity for both investors and those seeking a versatile living arrangement. The unit boasts a prominent location on the main street, featuring a spacious shop front that is ideal for commercial ventures.

The ground floor is dedicated to a large commercial space, currently tenanted, providing an immediate income stream for prospective buyers. Above this commercial unit, you will find a well-appointed one-bedroom flat spread over two floors. This residential aspect offers a comfortable living space, complete with its own separate access, ensuring privacy and convenience for both the commercial and residential occupants.

With the flat available with vacant possession, this property is perfect for those looking to live above their business or for investors seeking to maximise rental potential. The dual access to both the commercial and residential areas adds to the property's appeal, making it a rare find in this vibrant community.

This is an opportunity not to be missed, whether you are looking to invest or to create a home that also supports your business ambitions. The combination of a prime location, commercial viability, and residential comfort makes this property a standout choice in the Sheffield area.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION - SHOP

Shop Floor

35'6" x 12'8" (10.83 x 3.87)
Currently used as a Hairdressers. It has wood effect laminate flooring with large double glazed windows to the front and access out to the Street.

Kitchen

7'3" x 6'11" (2.22 x 2.11)
The Kitchen is located to the rear of the property and has tile effect flooring, single glazed window and access out to the rear of the property and into the WC. There is a small worktop with single sink and drainer and space for an undercounter fridge.

WC

2'5" x 7'1" (0.76 x 2.18)
Located to the rear and has a continuation of the tile effect flooring. There is a low flush WC and sink.

EPC Rating

To be confirmed

FIRST FLOOR ACCOMODATION - FLAT

Accessed via an external staircase and having composite door leading through to:

Kitchen Diner

13'0" x 11'11" (3.98 x 3.65)
The Kitchen Diner is located to the rear of the property. It has carpeted flooring, radiator and access to the Living Room, Boiler Cupboard and Bathroom. The door out of the property is located here. There are ample wall and base units with a single sink and drainer with space for a washing machine, cooker and fridge freezer.

Boiler Cupboard

3'0" x 6'8" (0.92 x 2.05)
There is a window and boiler and ample space for storage.

Living Room

12'11" x 12'0" (3.96 x 3.66)
A spacious living area located to the front of the property which has carpeted flooring, double glazed window and double radiator.

Bathroom

8'10" x 7'0" (2.71 x 2.14)
A very spacious Bathroom located to the rear of the property. It has wood effect vinyl flooring and tiled walls. There is a double glazed window with radiator and it boasts a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin and bath tub with shower over.

SECOND FLOOR ACCOMMODATION

Bedroom

16'0" x 13'0" (4.9m x 3.98m)
Positioned in the eaves and having window to side elevation and electric storage heater.

EPC Rating

To be confirmed

Viewing

Strictly by arrangement with the Selling Agents on 01246 232156

Tenure

The property is understood to be Freehold

The ground floor area space is currently occupied

by a long term tenant who wishes to remain at the premises.

The apartment is currently vacant.

Outside

To the rear of the property there is a small yard and brick built outside store.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.





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make-up
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nails

facial
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aesthetics
lashes

sprytan
nails

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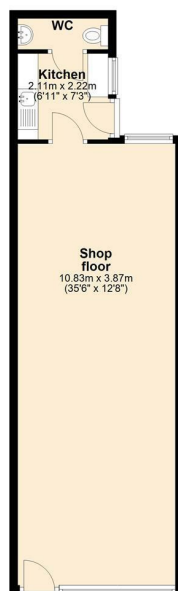


IK TEL:0114 2476111

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CLUBS
OPENING
HOURS
11am - 10pm

Ground Floor
Approx. 48.7 sq. metres (524.2 sq. feet)



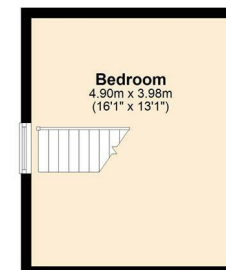
Total area: approx. 48.7 sq. metres (524.2 sq. feet)

First Floor
Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 sq. feet)

Second Floor
Approx. 19.5 sq. metres (210.1 sq. feet)



4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com