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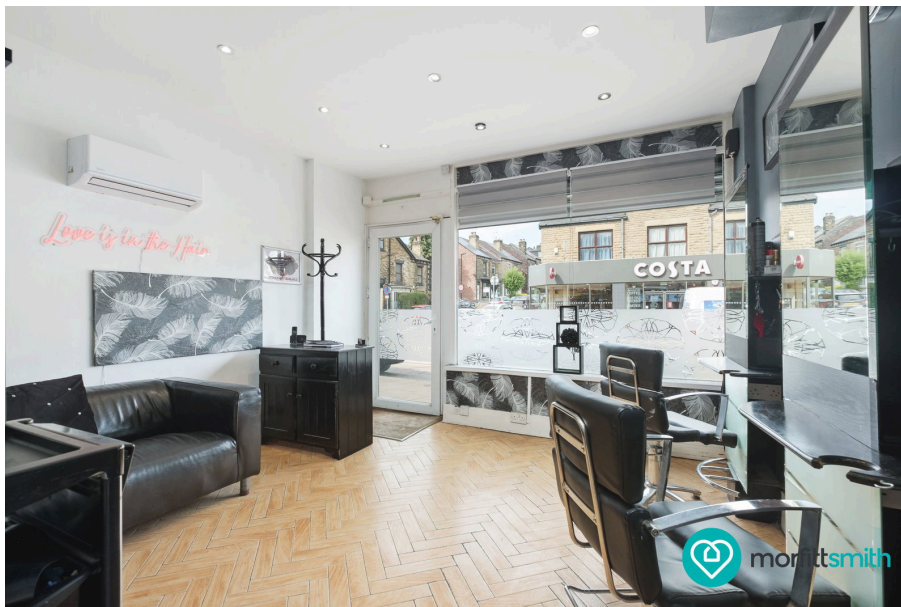
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Middlewood Road, Hillsborough, S6 1TD

Guide Price £250,000

1 2 4



**GUIDE PRICE: £250,000 to £275,000**

**Commercial Unit - Middlewood Road, Sheffield, S6 1TD**

*Mixed-Use Freehold | Vacant Commercial Unit + Tenanted Flat | Prime Hillsborough Location*

A rare and versatile freehold opportunity in the heart of Hillsborough – welcome to Middlewood Road. This mixed-use property includes a spacious ground-floor commercial premises (formerly a hair salon) and a well-presented one-bedroom flat above, currently let to a long-term tenant.

**At a Glance:**

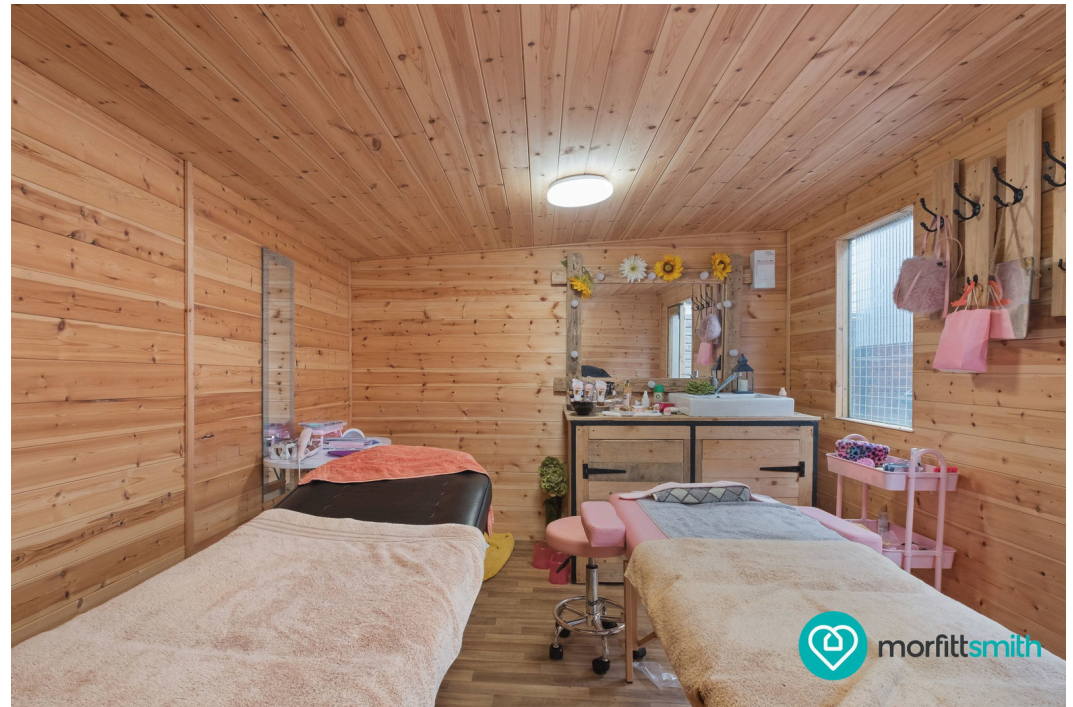
- Freehold mixed-use property
- Commercial unit (vacant): approx. 567 sq. ft. across 3 rooms plus WC
- Self-contained one-bedroom flat (tenanted): approx. 651 sq. ft. over two floors
- Total floor area: 1,218 sq. ft. (113.1 sq. m approx.)
- Prime high-footfall location on Middlewood Road
- Fantastic investment or owner-occupier opportunity

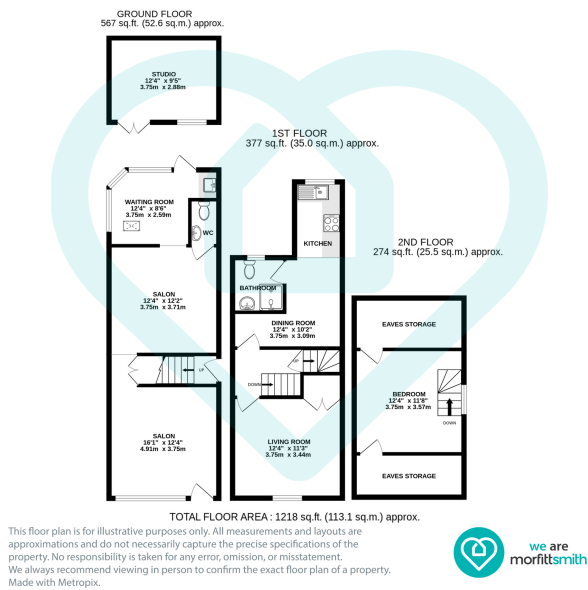
**The Commercial Unit (Ground Floor – 192 Middlewood Road):**

Currently operated as a hair salon, the commercial space is ready for a new venture. It comprises:

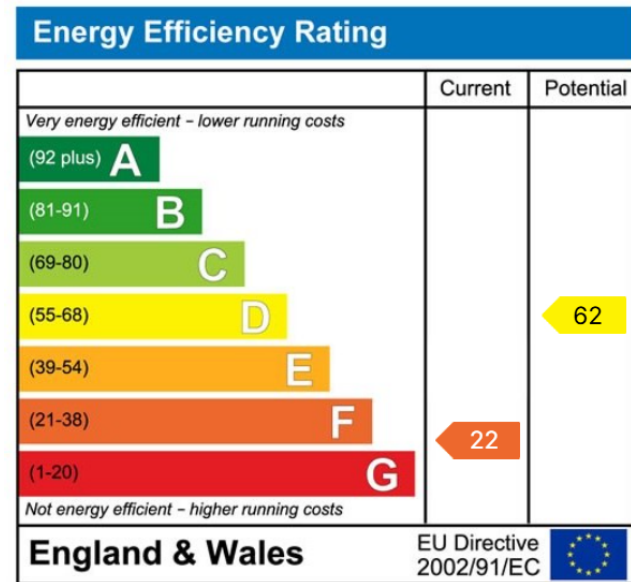
- A bright and welcoming front salon (16'1" x 12'4")
- Secondary salon room (12'4" x 12'2") ideal for treatment or consultation
- Separate waiting room (12'4" x 8'6")
- Additional studio room (12'4" x 9'5") to the rear – potential for storage or private workspace
- WC for staff/clients
- With a highly visible shop frontage and flexible layout, this unit could suit a variety of businesses, from beauty and wellness to professional services or retail.

**The Residential Flat (192A Middlewood Road):**





- Freehold mixed-use property in a high-demand Hillsborough location
- Currently a long-established hair salon with flexible internal layout
- Self-contained first and second floor one-bedroom flat with long-term tenant in place
- Separate access and utilities for the flat and commercial unit
- Surrounded by strong local amenities, shops, cafés, and Hillsborough Park nearby
- Spacious ground-floor commercial unit (approx. 567 sq. ft.) – sold with vacant possession
- Includes reception/waiting area, two salon spaces, rear studio, and WC
- Residential flat features a modern kitchen, spacious living and dining rooms, and a bathroom
- Excellent transport links directly to Sheffield Supertram route and major roads
- Ideal investment opportunity with potential to generate dual rental income



### Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
 Company Reg Number: 08610489  
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
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### Get in touch - arrange an appointment

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