

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

**Phoenix House, 2 Julian Way, Sheffield S9 1GD**



- **Fully Let Residential Investment For Sale**
- **Consisting of Four x 1 Bedroom Flats**
- **Excellent Location Close to Meadowhall and the M1**
- **Total Rental Income of £38,760 Per Annum**
- **Freehold For Sale - £460,000**
- **Reflecting Gross Initial Yield 8.5%**
- **Total Area - 2,325 sq ft (216.0 sq m)**

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## LOCATION

The property is located on Julian Way close to Roman Ridge Road and Julian Road. There are excellent transport links with J34 of the M1 motorway approximately 0.5 miles to the east and Sheffield City Centre is some 3 miles to the south.

The surrounding environment is predominantly commercial, however there is a residential estate to the rear of the property on Ridge View Drive.

## DESCRIPTION

The property comprises two storey, fully let residential investment property, on a 0.3 acre site. The premises accommodates four one-bedroom flats, with two on the ground and two on the first floor.

The property is a modern built premises, beneath a pitched tiled roof, benefiting from UPVC windows.

There is a generous car park to the front of the site for resident parking.

## ACCOMMODATION (All areas are approximate)

|              |                    |                   |
|--------------|--------------------|-------------------|
| Flat 1 – GF  | 614 sq ft          | 57.0 sq m         |
| Flat 2- GF   | 538 sq ft          | 50.0 sq m         |
| Flat 3- FF   | 635 sq ft          | 59.0 sq m         |
| Flat 4 - FF  | 538 sq ft          | 50.0 sq m         |
| <b>Total</b> | <b>2,325 sq ft</b> | <b>216.0 sq m</b> |



## COUNCIL TAX

Each flat falls under council tax A. Further information on request.

## FREEHOLD SALE

We are quoting **£460,000** for the Freehold interest. Reflecting a Gross Initial Yield 8.5%

## VAT

VAT will NOT be payable.

## ENERGY PERFORMANCE CERTIFICATE

Each flat has a B EPC rating. Certificate available on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Mark Holmes – Crosthwaite Commercial**

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07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**

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SUBJECT TO CONTRACT AND AVAILABILITY

July 2025