

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

269-271 Buchanan Road, Sheffield S5 8AU



- Part Let Mixed Use Building For Sale
- Prominent Position on Buchanan Road Retail Parade
- 271 Retail Unit & Both Flats to be Sold with Vacant Possession, 269 Retail Unit Let at £7,440 Per Annum
- 3,243 sq ft (301.3 sq m)

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LOCATION

The property is located on Buchanan Road, in the Parsons Cross suburb of Sheffield.

Buchanan Road itself is a primarily residential area with a commercial retail parade, which the building sits in the centre of. Surrounding occupiers include Go Local, Corner Café, Greenalls Furniture and Betfred amongst others.

There is good access to the north Sheffield Road network, most notably the A61. Sheffield city centre is located approximately four miles to the south of the property.

DESCRIPTION

The building comprises of two double fronted retail shops with residential flats above. The retail shops are currently used as a DIY store and a hairdresser, however vacant possession of the DIY store (No. 271) will be provided upon purchase.

Flat 269 is configured over three floors with storage on the third floor and is currently owner occupied. Whereas 271 is only based over the first floor and is vacant. Both flats have been fully refurbished to a high standard throughout.

Externally, there is a yard area with a storage garage.

ACCOMMODATION

(All areas are approximate)

269		
GF Retail	358 sq ft	33.3 sq m
GF Residential	309 sq ft	28.7 sq m
FF Residential	538 sq ft	50.0 sq m
SF Storage	287 sq ft	26.7 sq m
Total	1,492 sq ft	138.7 sq m
271		
GF Retail	1,046 sq ft	97.1 sq m
FF Residential	705 sq ft	65.5 sq m
Total	1,751 sq ft	162.7 sq m



TENURE

The premises is held leasehold for term of 200 years from 1939 (117 years left unexpired) under two separate titles.

The building will be sold with vacant possession apart from the ground floor retail unit of No. 269, which has a tenant in situ paying £7,440 per annum on an informal agreement.

PRICE

We are quoting **£340,000**.

VAT

If elected, VAT will be paid at the prevailing rate.

RATING/COUNCIL TAX

There are two rating assessments in place as follows:

271-271a - Shop and Premises – R.V: £6,300

269 – Shop and Premises – R.V: £5,300

Both flats are in Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATES

Certificates available on request.

LEGAL COSTS

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

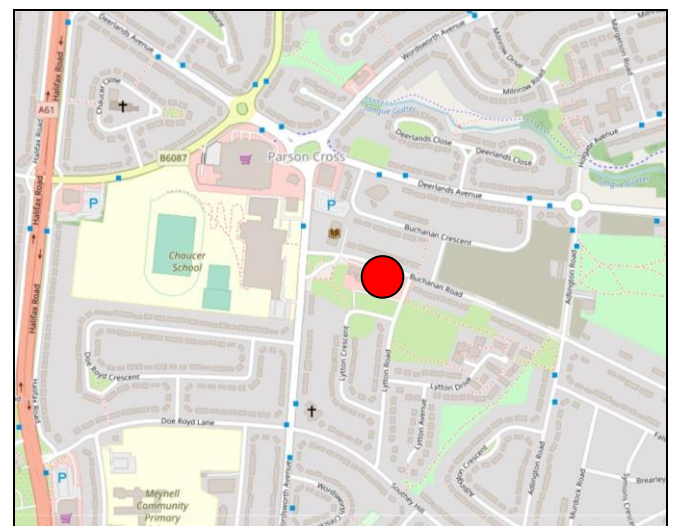
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

November 2023