

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

382 Fulwood Road, Sheffield S10 3GD



- Part Let Investment For Sale
- Excellent Location Fronting Fulwood Road
- Rare Opportunity to Acquire In Established Parade
- Shop Vacant – Income from Flat £7,800 pa
- For Sale- Ideal for Owner Occupier or Investor
- Offers Invited in the Region of £315,000

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LOCATION

The property is part of an established parade and fronts a main arterial road within an old established, well regarded, residential neighbourhood. Occupiers in close proximity include Ranmoor Deli, West 10, Boudair Hair, Medispa S10, Ranmoor Friery and the Florentine.

The property lies approximately 2.5 miles south west of Sheffield City Centre.

DESCRIPTION

The property consists of a stone faced, mid terraced, ground floor retail unit together with a flat on the upper floors. The retail unit provides open plan retail space to the front with storage, kitchen and WC to the rear. The flat accommodates a living room, kitchen, bedroom and bathroom. To the rear is a yard and garden. The flat has separate access from the rear.

The premises is believed to be built in the 1880's.

ACCOMMODATION (Approx internal areas)

Sales Area	493 sq ft	45.8 sq m
Kitchen	72 sq ft	6.7 sq m
W.C.	12 sq ft	1.1 sq m
Cellar	387 sq ft	35.9 sq m
Total Ground Floor Area	577 sq ft	53.6 sq m

Upper Floor Flat – Kitchen, living room, bathroom and bedroom.



ENERGY PERFORMANCE CERTIFICATE

The retail unit has a rating of 140 (Band F). The flat has a rating of 52 (Band E). Copies of the EPCs are available upon request.

SALE

Offers in the region of **£315,000** are invited for the Freehold interest, with vacant possession of the shop and with the benefit of the rental income from the flat. We understand VAT is not payable on the purchase price.

RESIDENTIAL TENANCY

The flat is let at a current rental of **£650 per month (£7,800 per annum)**.

RATING

The premises are assessed as follows:

Shop and Premises - Rateable Value £9,700.

The shop should qualify for 100% rates relief.

The flat is in Council Tax Band A.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

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

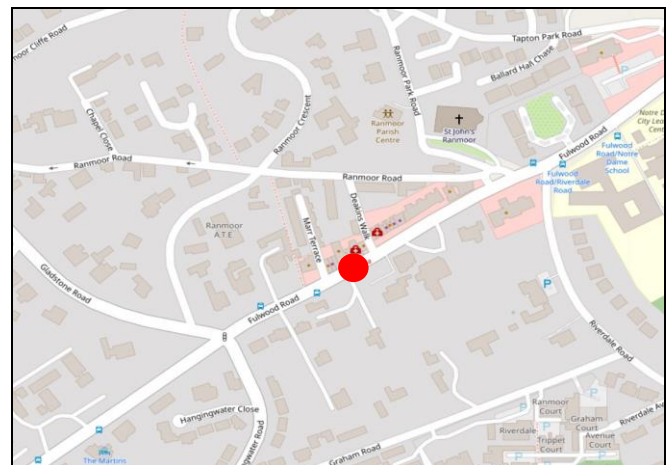
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY January 2023