

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# For Sale

**116-118 Northfield Road, Sheffield S10 1QS**



- **Freehold Site For Sale**
- **Part of Site Sold Off Long Leasehold With 34 Years Remaining – To Confirm This Will Return to the Freehold Ownership Being Purchased After 34 Years**
- **Potential Development Site – Subject to Planning**
- **Site Area - Approx 0.17 Acres**
- **Interest to Owner Occupiers & Developers**

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## LOCATION

Crookes is a popular suburban residential and commercial location 2 miles to the West of Sheffield city centre, with a large resident population dominated by young professionals and students. It has a busy district shopping centre with retailers including Sainsburys and Co-operative, as well as many charity shops and local traders.

## DESCRIPTION

118 Northfield Road comprises of a 0.07-acre plot with a small brick built single storey store/office situated to the right-hand side of the land.

116 Northfield Road incorporates a 0.1-acre site with a single storey clubhouse/office occupying most of the site. This is currently occupied by Hallamshire RUFC on a long leasehold.

The site would be suitable for residential redevelopment (subject to planning) or for owner occupiers.

## ACCOMMODATION (Approx net internal areas)

118 Northfield Road	457 sq ft	42.5 sq m
116 Northfield Road	1,887 sq ft	175.3 sq m
<b>Total</b>	<b>2,344 sq ft</b>	<b>217.8 sq m</b>

The total site area of both plots is 0.17 acres. 118 Northfield Road totals 0.07 acres.



118 edged in red/116 edged in blue.

## TENURE

We are marketing the Freehold of the site. 116 Northfield Road has been sold long leasehold to expire on the 23<sup>rd</sup> of June 2057 at a ground rent of £35 per annum (approximately 34 years until expiry).

## SALE

We are seeking offers at **£150,000** for the freehold interest of the whole site.

## PLANNING

The site is located within area allocated as Housing Area in the Sheffield Unitary Development Plan. Purchasers are advised to make their own planning enquiries and take professional advice.

## RATING

The 2023 rating assessment is: -

118 - Store & Premises R.V. £3,450

116 – Offices & Premises R.V. £15,000

Interested parties are advised to make their own enquiries with the relevant authority.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## LEGAL COSTS

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

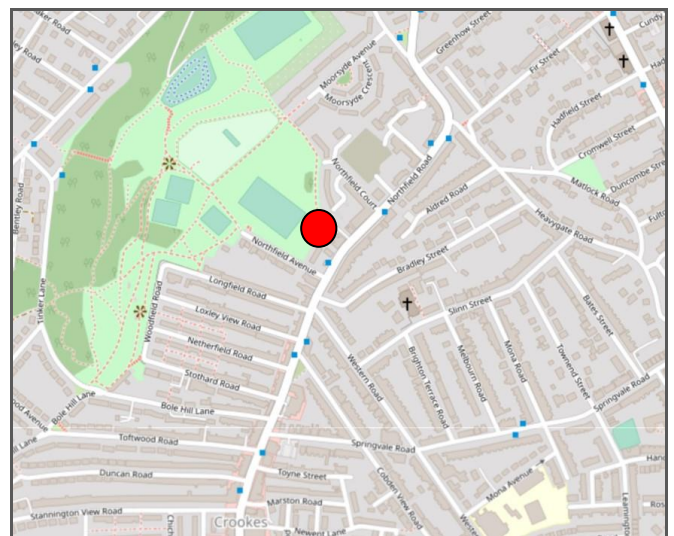
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

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**SUBJECT TO CONTRACT AND AVAILABILITY October 2023**