

Property Consultants

 Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

Rounds News, 80 Montrose Road, Sheffield S7 2EF



- Freehold Business For Sale Due To Retirement
- Great Location in Popular Affluent Residential Area
- Long Established Fitted Out Newsagents
- Turnover £200k Per Annum
- Potential to Increase Turnover/Offering
- Offers Invited in the Region of £195,000

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The property is located on Montrose Road, close to its junction with Carterknowle Road, which links Ecclesall Road South and Abbeydale Road. This is a popular affluent residential area with good access into the City Centre.

Nearby occupiers include Knab Farm Shop, Away We Go Café along with the Prince of Wales and Cherry Tree Public Houses. Mercia School is a short walk from the property.

DESCRIPTION

The building comprises a ground floor open plan retail shop fully fitted out as a Newsagent. There is a staircase to the rear leading to the lower ground floor which provides WC & Kitchen facilities along with storage. Due to the change in levels, there is a separate access from the rear, which is ideal for deliveries.

Externally there is a small shared yard space to the rear. To the front, the ownership extends to a paved area which could be utilised for seating or extended subject to the necessary consents.

ACCOMMODATION (All areas are approximate)

Lower Ground	395 sq ft	36.7 sq m
Ground Floor	418 sq ft	38.8 sq m
Total	813 sq ft	75.5 sq m



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. There is also potential for redevelopment of the building

SALE

Offers in the region of **£195,000** are invited for the Freehold interest including the fixtures & fittings, goodwill and stock which is estimated in the region of £7k.

There is the ability to improve the Turnover of c.£200k per annum by extending opening hours, expanding stock selection or potential off licence use (subject to necessary consents/licenses)

TENURE

The property is held under Freehold Title number SYK161134.

RATING

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop & Premises R.V. £7,100

The unit will benefit from 100% business rates relief, subject to status.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

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.

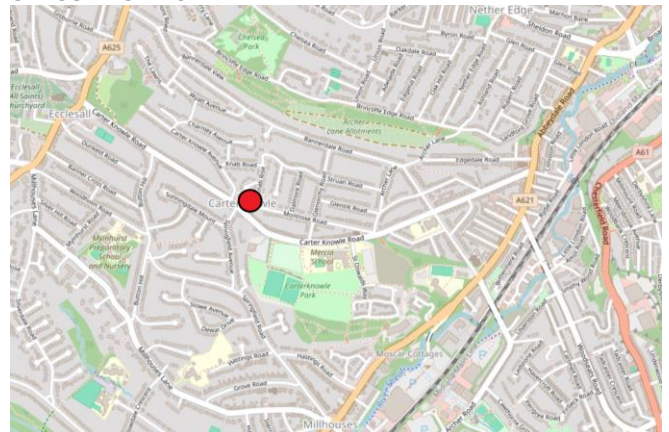
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY October 2024