

Property Consultants



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

For Sale (May Let)

123-125 Valley Road, Sheffield S8 9FX



- Ground Floor Takeaway Unit with Upper Floor Space
- Great Location in Popular Residential Area
- Established Fish & Chip Shop Fitted Out to a High Standard
- Available For Sale (May Let)
- 896 sq ft (83.25 sq m)
- Freehold Offers invited in the region of £225,000
- Alternatively Rent £15,000 per annum + Premium

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LOCATION

The property is located on Valley Road, in the Meersbrook suburb of Sheffield. This is a popular residential area with good access onto Chesterfield Road (A61), which receives a large amount of footfall and passing traffic.

Sheffield City Centre is approximately 1.5 miles to the north. Nearby occupiers include Premier, Lidl and B&M.

DESCRIPTION

The building comprises of a double fronted ground floor takeaway unit with seating area, counter and kitchen along with two floors of ancillary accommodation. The building also benefits from a basement.

Externally there is a small yard space to the rear accessed by a door at the rear of the property or a separate gate off Brooklyn Road.

ACCOMMODATION

(All areas are approximate)

Basement	114 sq ft	10.63 sq m
Ground Floor	392 sq ft	36.45 sq m
First Floor	229 sq ft	21.29 sq m
Second Floor/Attic	160 sq ft	14.88 sq m
Total	896 sq ft	83.25 sq m



USE

The premises have the benefit of Sui Generis planning consent (Hot Food Takeaway) under the Use Class Order, applicable as of 1st September 2020.

RATING

The unit is rated as Shop and Premises with a 2023 RV of £3,450. 100% business rates relief is available.

SALE

Offers in the region of **£225,000** are invited for the Freehold interest, with vacant possession of the whole.

TENURE

The property is held under Freehold Title number SYK44116. Please note the First Floor above 125 Valley Road (the right hand unit) is under a separate title which is to be retained by the Vendor, this is separately accessed from the rear.

RENT

The premises are also available on a new lease from the Landlord at a rent of **£15,000 per annum**, plus a premium for the existing fixtures and fittings.

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.

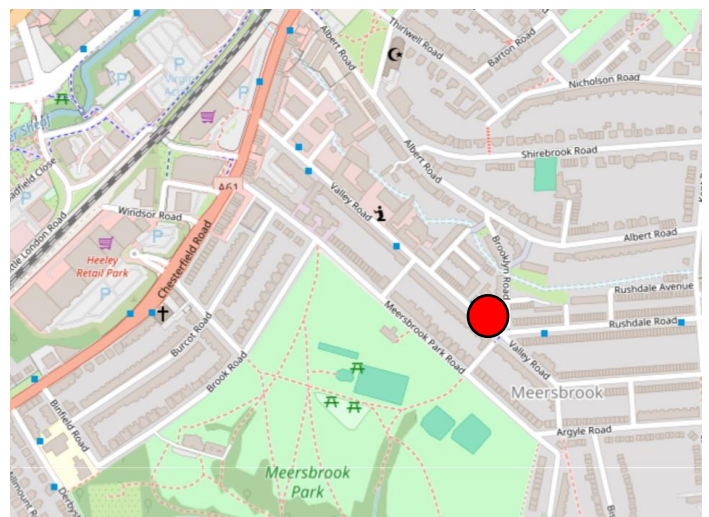
LEGAL COSTS

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.

Mark - Crosthwaite Commercial
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2024