

Property Consultants



T 0114 272 3888

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

For Sale

6 Middlewood Road, Hillsborough, Sheffield S6 4GY



- Retail Investment For Sale – Whole Building
- Prime Retail Unit In the Heart of Hillsborough
- Building Let to Café Boo at a Rent of £18,000 Per Annum
- Future Redevelopment Potential (STP)
- 2,083 sq ft (193.46 sq m)

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The property is located on the east side of Middlewood Road, in the Sheffield suburb of Hillsborough, close to its junction with Hillsborough Corner.

Occupiers in the area include Home Bargains, B&M, Boots, Wilko and a large number of local occupiers providing an eclectic mix of shops, cafes and pubs.

There are excellent public transport links with numerous bus routes and the Supertram running along Middlewood Road.

DESCRIPTION

The building is arranged over basement to third floors and is let out to one tenant who operate Café Boo which is an extremely popular eatery. They have been in occupation for approximately seven years.

The ground floor café / retail space extends to approximately 405 sq ft and the total building size is 2,083 sq ft.

There is the potential for future redevelopment to residential on the upper floors, subject to planning.

The building also comes with two dedicated car parking spaces to the rear of the property.

TENANCY

There is a lease in place on the whole building to Mohammed Azizi (t/a Café Boo) until 29th August 2028 at a rent of £18,000 per annum.

ACCOMMODATION

(All net areas are approximate)

Basement	405 sq ft	37.61 sq m
Ground	548 sq ft	50.92 sq m
First	399 sq ft	37.05 sq m
Second	426 sq ft	39.58 sq m
Third	305 sq ft	28.30 sq m
Total	2,083 sq ft	193.7 sq m



TENURE

The freehold is available with the benefit of the current lease / tenant.

PRICE

We are quoting **£190,000**.

USE

The building falls under use category 'E' in the new Use Class Order, applicable as of 1st September 2020.

VAT

The building is NOT elected for VAT.

RATING

The unit is rated as 'Shop and Premises' with a 2023 Rateable Value of £16,000.

PLANNING

Planning was previously granted for 'a full change of use of upper floor offices for use as a house in multiple occupation (HMO) for up to six occupants (Use Class C4) and erection of single storey rear extension to existing ground floor.' Ref – 21/01225/FUL – this has now elapsed.

ENERGY PERFORMANCE CERTIFICATE

Rating 'E'. Certificate available on request.

LEGAL COSTS

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

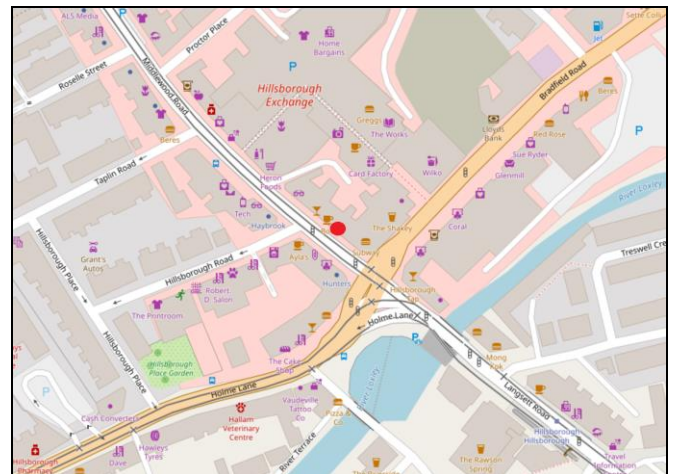
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
February 2025