

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

180 Staniforth Road, Sheffield S9 3HF



- **Fully Let Investment For Sale**
- **Prominent Location Fronting Staniforth Road**
- **For Sale – Ideal for Investors/SIPP/Owner Occupiers**
- **Total Income - £28,000 Per Annum**
- **Asset Management Opportunities**
- **Offers Invited in the Region of £375,000**

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LOCATION

The property is located on the north side of Staniforth Road, in the Darnall area of Sheffield. Sheffield city centre is located approximately one mile to the south west with Meadowhall Shopping Centre and Junction 34 of the M1 Motorway situated approximately two miles to the north.

There are an abundance of amenities in close proximity, most notably those in Attercliffe and Valley Centertainment.

DESCRIPTION

The premises provides office/studio accommodation over both ground and first floors. The ground floor is split between office space and classroom areas between two tenants. The first floor comprises further classroom space along with male and female WCs.

Externally there is a generous car park to the rear.

ACCOMMODATION (Approx internal areas)

| | | |
|--------------|--------------------|-------------------|
| Ground Floor | 2,601 sq ft | 241.6 sq m |
| First Floor | 2,260 sq ft | 210.0 sq m |
| Total | 4,861 sq ft | 451.6 sq m |



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 97 (Band D). A copy of the EPC is available upon request.

RATING

The premises has been split up into five entries on the Valuation Office.

A breakdown of the entries can be provided on request.

SALE

Offers in the region of **£375,000** are invited for the Freehold interest.

We understand VAT will be payable on the purchase price.

TENANCY

The premises is fully let on three informal lease agreements. Vacant possession of part of the premises could be achievable, if required.

Part of the ground floor is let at £10,000 per annum to Tax Solutions Ltd.

The training school are in the process of signing a new lease at £12,000 per annum.

Kezicare occupy part of the property paying £6,000 per annum.

The total rent equates to **£28,000 per annum**. There is an opportunity for formal leases to be put in place with the existing tenants.

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.

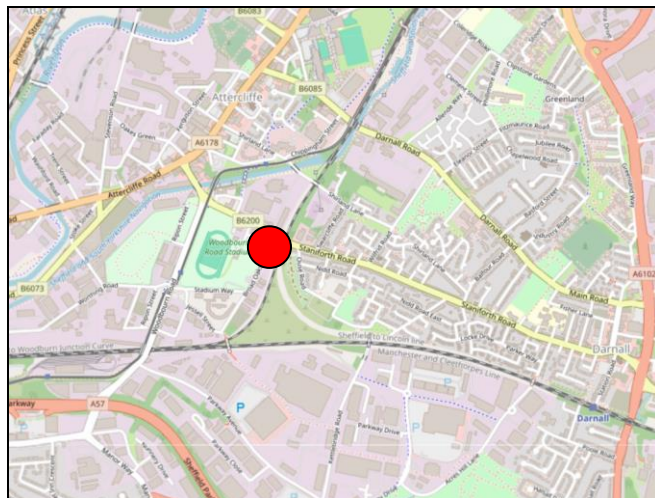
VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY February 2025