

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

122 Holme Lane, Sheffield S6 4JW



- Retail Unit with Large (Separate) Two Bedroom Flat
- Excellent Location Fronting Holme Lane
- Close to Malin Bridge Supertram Stop
- Part Income Producing
- For Sale – Ideal For Investors/SIPP
- Totalling 869 sq ft (80.7 sq m)
- Offers Invited in the Region of £167,500

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LOCATION

The property is located on Holme Lane and sits equidistant between Malin Bridge and Hillsborough.

Holme Lane is a popular residential and commercial location with a good mix of occupiers in the immediate vicinity including Towsure, Hawley's Tyres, The Malin Bridge Inn and Tramway's Medical Centre.

There are parking bays opposite and ample on street parking on the surrounding roads.

DESCRIPTION

The building consists of a brick built, mid terraced, property beneath a slate pitched roof.

The ground floor is a retail unit which is currently occupied by fireplace showroom and comprises a sales area to the front with kitchen/WC to the rear.

The upper floors comprise of a large one bedroom flat, accessed from the rear, arranged as a large living room, kitchen and bathroom on the first floor with a large double bedroom on the second floor.

Externally there is a small outside space to the rear demised to the residential element.

ACCOMMODATION (Approx internal areas)

Ground Floor	397 sq ft	36.8 sq m
First Floor	272 sq ft	25.3 sq m
Second Floor	200 sq ft	18.6 sq m
Total Floor Area	869 sq ft	80.7 sq m



ENERGY PERFORMANCE CERTIFICATE

The retail unit has an EPC Rating 'B' and the flat 'D'. Certificates are available on request.

SALE

Offers in the region of **£167,500** are invited for the Freehold interest.

The is no VAT on the purchase price.

TENANCIES

The ground floor is let to Hillsborough Fireplaces at a rent of **£6,000 per annum** on an informal agreement.

The residential element is currently occupied by the vendor who will provide Vacant Possession (VP) upon completion.

RATING

The ground floor is rated as Shop and Premises with a 2023 Rateable Value of £3,850.

If applicable, the unit therefore qualifies for 100% rates relief.

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 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

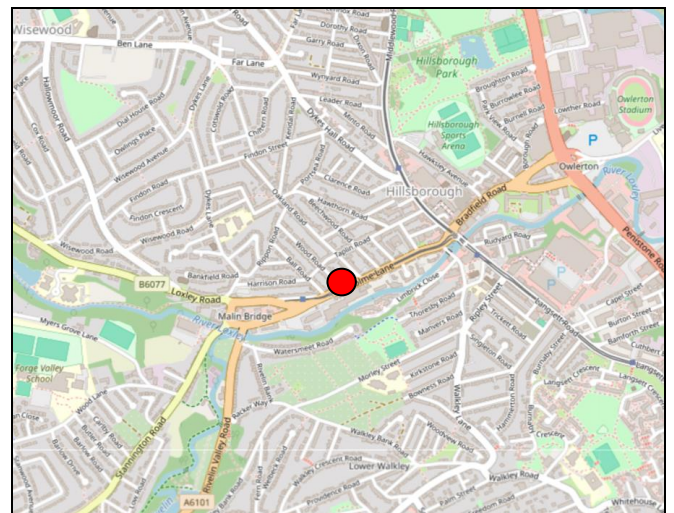
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SUBJECT TO CONTRACT AND AVAILABILITY

April 2025