

Property Consultants



For Sale

16-18 and 20 Dixon Lane, Sheffield S1 2AL



- Retail Investment/Redevelopment Opportunity For Sale
- Established Retail Location in Sheffield City Centre
- Four Units Totalling 5,765 sq ft
- Offers in the Region of £400,000
- Reversionary Asset
- Part Let - Current Total Income £13,000 p.a

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Crosthwaite
COMMERCIAL

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

LOCATION

The premises are situated in Sheffield City Centre on Dixon Lane, close to Arundel Gate, Fitzalan Square and Haymarket. The units are in a retail parade, occupiers close by include Easy Hotel, Subway, Heron Foods and KFC.

The units are easily accessible via the Supertram at Castle Square, and there are numerous bus stops in the vicinity.

DESCRIPTION

The premises comprise a parade of four adjacent retail units fronting Dixon Lane. Each unit consists of ground floor sales/retail space with first and second floors of ancillary space. The units benefit from generous basements.

The properties sit within the Castlegate Masterplan with there being significant development and investment in the vicinity.

ACCOMMODATION (Approximate internal areas)

16 Dixon Lane	1,212 sq ft	112.6 sq m
16a Dixon Lane	1,471 sq ft	136.7 sq m
18 Dixon Lane	1,382 sq ft	128.4 sq m
20 Dixon Lane	1,700 sq ft	157.9 sq m
Total	5,765 sq ft	535.6 sq m

TENANCIES

Units 16a, 18 and 20 are let on statutory continuation tenancies at £4,500 per annum each, totalling £13,000 per annum. Unit 16 is currently vacant.

PLANNING

The site is located within area allocated as Central Shopping Area in the Sheffield Unitary Development Plan.

In the more recent Core Strategy the area falls within Castlegate – “an area for a mix of uses including offices, housing, hotels and leisure, linking the Heart of the City with Victoria Quays”

Purchasers are advised to make their own planning enquiries and take professional advice.

RATING

The 2023 rating assessments are: -

16 Dixon Lane	RV £3,350
16a Dixon Lane	RV £3,800
18-20 Dixon Lane	RV £6,400

PRICE

Offers in the region of **£400,000** are invited for the Freehold interests subject to the current tenancies. We understand that VAT will be payable.

TITLE INFORMATION

The properties are held Freehold under Title Numbers SYK352429 & SYK380553.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided.

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.

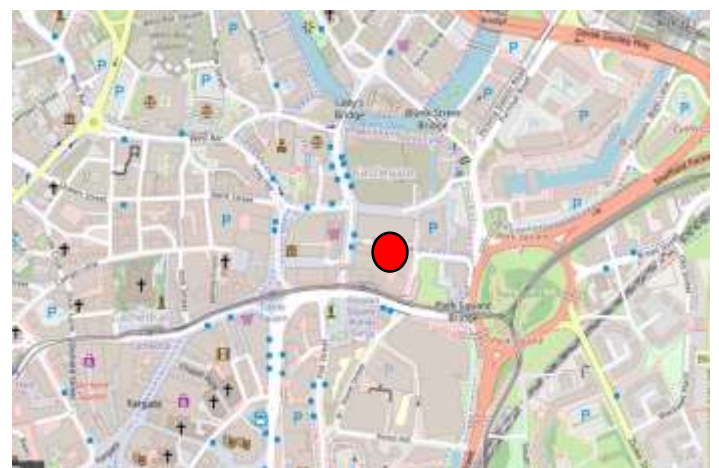
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY Updated April 2026