

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

20 Abbey Lane, Sheffield S8 0BL



- Fully Let Investment For Sale
- Three Units Arranged Across Ground and First Floors
- Low Capital Value of Approx £93 Per Sq Ft
- Total Contracted Rent of £18,700 Per Annum
- Potential Reversionary Rental Growth
- Offers Invited in the Region of £220,000

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LOCATION

The building is situated on a prominent position fronting Abbey Lane at its junction with Mitchell Road, in the popular Sheffield suburb of Woodseats. The area is home to a mix of both national and local occupiers including Costa Coffee, KFC and SPAR convenience store.

Other occupiers in the immediate vicinity include Beauchief Medical Practice, Abbeymoor Veterinary Centres, Poseidon Fish Bar and many more.

DESCRIPTION

There are three self-contained suites within the building, arranged as below:

Unit 1 – ground floor café with an outdoor seating area to the front of the building with kitchen and WCs to the rear.

Unit 2 – ground floor car repair garage comprising workshop space with small office, kitchen and WC.

Unit 3 - first floor beauty salon with numerous partitioned treatment rooms.

ACCOMMODATION (Approx net internal area)

Unit 1 - GF	615 sq ft	57.14 sq m
Unit 2 - GF	811 sq ft	75.34 sq m
Unit 3 - GF	945 sq ft	87.79 sq m
Total	2,371 sq ft	220.27 sq m



RATEABLE VALUE

Interested parties are invited to make their own enquiries with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 – 62 (C) Unit 2 – 73 (C) Unit 3 – 124 (E)

SALE

Offers in the region of **£220,000** are invited for the freehold interest.

The building is NOT elected for VAT.

TENANCIES

Unit 1 - let to Spoon café at a rent of **£9,000 per annum** for 6 years expiring in January 2030. There is a mutual break option on **11th January 2027**.

Unit 2 - let to DG Autos at a rent of **£4,500 per annum** for 10 years expiring February 2027.

Unit 3 - let to Body & Beauty at a rent of **£5,200 per annum** for 10 years expiring March 2033. There is a Tenant break option on **10th March 2026**.

The total contracted rent is **£18,700 per annum**.

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 agents detailed below:

Tom Shelton – Crosthwaite Commercial

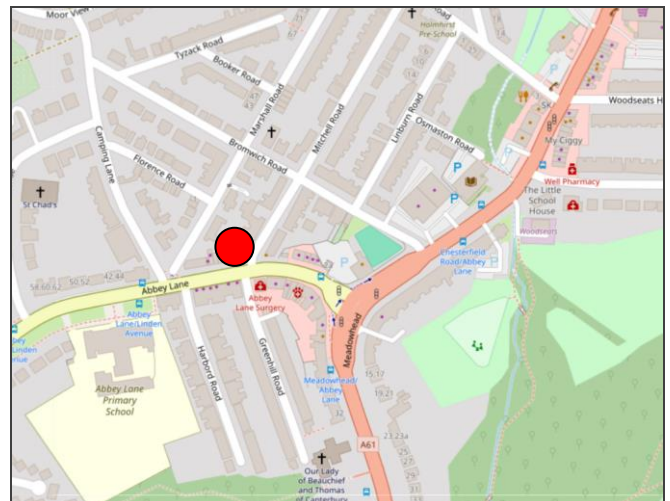
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SUBJECT TO CONTRACT & AVAILABILITY

June 2025