

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

71 Middlewood Road, Sheffield S6 4GX



- Part Let Investment For Sale
- Tenanted Ground Floor Shop & Vacant Upper Floor Flat
- Totalling 840 sq. ft Internal Area Across Three Floors
- Excellent Location In the Heart of Hillsborough
- Ideal For Investors
- Offers in the Region of £175,000 - Freehold

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LOCATION

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

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 property comprises a ground floor retail unit with an upper floor flat across first and second floors. The ground floor contains open sales space to the front with a small kitchen and WC to the rear.

The first floor is accessed via an external rear staircase. The flat accommodates a living room and kitchen, with the bedroom and ensuite to the second floor.

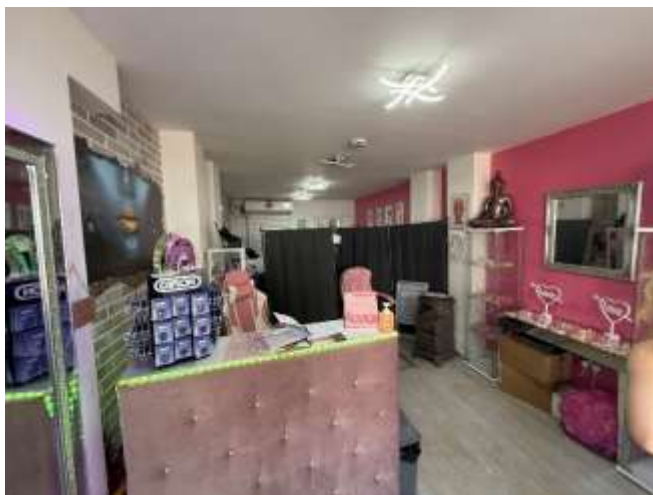
Externally, there is a small yard to the rear.

ACCOMMODATION (Approx Internal Areas)

Ground Floor Shop	382 sq ft	35.5 sq m
Upper Floor Flat	457 sq ft	42.5 sq m
Total Floor Area	840 sq ft	78.0 sq m

1st Floor - Living room & Kitchen

2nd Floor – Bedroom & Ensuite



RATING ASSESSMENT

According to the Valuation Office Agency – Rating List 2023, the rateable value is as follows.

Shop and Premises - RV £7,100

The flat is in council tax Band A.

SALE

Offers in the region of **£175,000** are invited for the Freehold interest.

We understand that VAT will NOT be payable on the transaction.

TENANCIES

The ground floor commercial unit is let on a 5-year lease from June 2025 at a rent of £7,800 per annum. We understand there is a break clause in the 2nd year.

The flat is current vacant, however this was previously let at £650 pcm.

ENERGY PERFORMANCE CERTIFICATE

The ground floor: C - 59. First Floor: D - 58.

A full EPC will be available on request.

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

Further viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY Updated August 2025