

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# For Sale

90 Prospect Road, Sheffield S2 3EN



- MOT Garage/Light Industrial/Workshop Unit
- 2,274 sq. ft Gross Internal Area
- Demised Yard/Carpark Within the 0.2 Acre Site
- For Sale - Due to Retirement
- Vacant Possession, Ideal For Owner Occupiers
- Offers Invited in the Region of £250,000 – Freehold

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## LOCATION

The subject property is located on Prospect Road. It is situated in Heeley, a suburban primarily residential area of Sheffield, however there are also a number of retail, industrial and leisure offerings in the area towards Lowfield. The premises back onto Sheaf Bank Business Park which is located below, the complex is home to a wide range of business, with a mix of office, industrial and trade counters.

Prospect Road leads onto Myrtle Road which meets Queens Road, a direct route into Sheffield City Centre which is within 2 miles from the premises.

## DESCRIPTION

The subject property comprises two single storey brick buildings on a 0.2 acre site. The main building consists of two partitioned motor repair workshops with ramps, alongside a reception and WC's. There are three roller shutters and a pedestrian access into the building.

Internally the unit is divided by partitioned wall and therefore could be opened to create an open plan workshop. The rear unit consists of a separate brick-built workshop unit with 2 roller shutters.

To the right of the site there is a piece of land used for car parking.

## ACCOMMODATION (Approx Internal Areas)

Main Workshop	1,634 sq ft	151.8 sq m
Rear Unit	555 sq ft	51.6 sq m
Store	185 sq ft	17.2 sq m
<b>Total Floor Area</b>	<b>2,274 sq ft</b>	<b>220.6 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.

## SALE

Offers in region of **£250,000** are invited for the Freehold interest with vacant possession on completion.

If applicable VAT will be payable at the prevailing rate.

## RATING ASSESSMENT

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

Vehicle Repair Workshop and Premises - RV £14,500

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## 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 agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

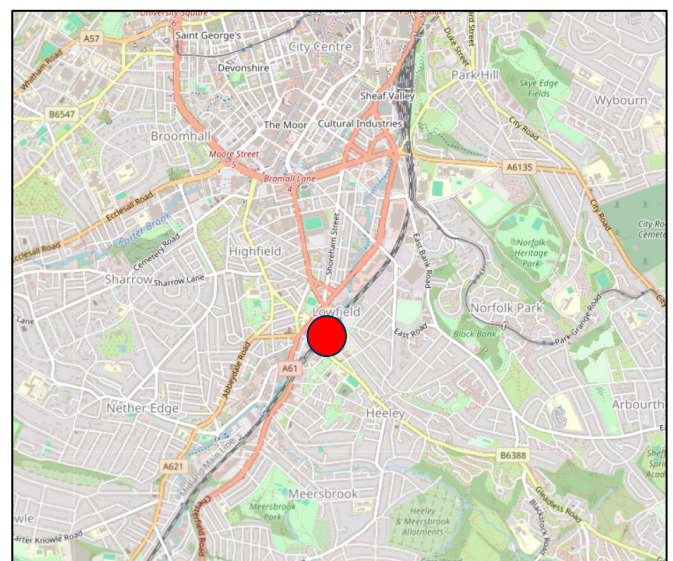
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**SUBJECT TO CONTRACT & AVAILABILITY**

**June 2025**