

Property Consultants



Crosthwaite  
COMMERCIAL

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

# For Sale

1a Arundel Road, Chapeltown S35 2RB



- Freehold Investment For Sale
- Total Gross Area – 4,728 sq. ft (439.4 sq. m) / 0.19 Acres
- Two Semi-Detached Houses and Four Commercial Units
- Rental Income - £26,580 Per Annum (ERV £45,000 Per Annum)
- Offers Invited in the Region of £610,000

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## LOCATION

The site is located in the busy suburb of Chapeltown, on Arundel Road, just off Station Road, approximately seven miles to the north of Sheffield City Centre.

Chapeltown is a popular residential and commercial location with an eclectic mix of shops, pubs / bars, cafes and the large Asda Superstore is at the top of Arundel Road.

Chapeltown has its own train station and it also benefits from excellent access to several bus routes.

## DESCRIPTION

The site is made up of two semi-detached residential properties, along with four commercial units to the rear of the site. The site is approximately 0.19 acres.

The residential aspect accommodates two semi-detached, two-bedroom properties which front Arundel Road. Both properties are currently tenanted.

The commercial units consist of three offices and a workshop with two of the offices being vacant and the other space let.

Externally there is a shared yard area with parking for multiple vehicles.

The site also has excellent development potential, subject to planning.

## ACCOMMODATION (Approx Internal Areas)

No.1 Residential	721 sq ft	67.0 sq m
No.3 Residential	786 sq ft	73.0 sq m
Workshop	442 sq ft	41.1 sq m
Office 1	708 sq ft	65.8 sq m
Office 2	454 sq ft	42.2 sq m
Office 3	1,617 sq ft	150.3 sq m
<b>Total Floor Area</b>	<b>4,728 sq ft</b>	<b>439.4 sq m</b>

## PRICE

We are seeking offers of **£610,000** for the freehold interest. The site is NOT elected for VAT.

## TENANCIES

There are currently four tenancies in place. These include the two residential properties, the workshop and office 3. The total rental income equates to **£26,580 per annum**.

There is scope to increase this due to current vacancies and upcoming lease renewals. It would also be possible to separate the Title and sell of the houses individually.

**The ERV is £45,000 per annum.**

Further tenancy details available on request.

## ENERGY PERFORMANCE CERTIFICATE

Each building has its own individual EPC – certificates available on request.

## RATING ASSESSMENT/COUNCIL TAX

The units have been split into four separate rating assessments. Further details can be provided on request. The residential houses fall under council tax Band A.

## LEGAL COSTS

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

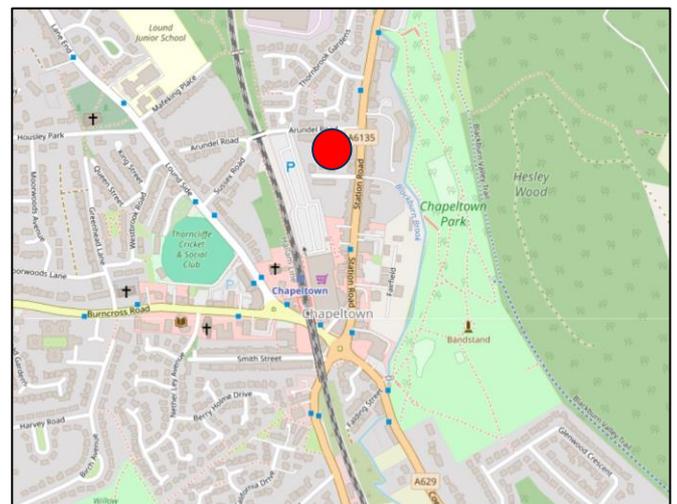
## VIEWING ARRANGEMENTS

Further 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 & AVAILABILITY

November 2025