

Property Consultants



Crosthwaite  
COMMERCIAL

T 0114 272 3888

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

# For Sale

621-627 Abbeydale Road, Sheffield S7 1TB



- Fully Let Freehold Investment For Sale
- Four Units Totalling 2,253 sq. ft (209.3 sq. m)
- Prominent Location Fronting Abbeydale Road
- Total Rental Income - £39,660 Per Annum
- Offers Invited in the Region of £550,000 - No VAT

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## LOCATION

The premises are situated in a popular suburban location fronting Abbeydale Road, a principle arterial route from Sheffield city centre.

Other occupiers on the area include A E Butterworth, Mavi Ruya, The Broadfield Ale House and Two Thirds Beer Co.

## DESCRIPTION

The property is a brick built premises, beneath a pitched roof, which has been split up into 4 separate units. These accommodate, vehicle wrapping, a beauty salon, a clothing store and a post office.

The units are separately metered and have been fitted out to a high standard. Units 2 & 3 benefit from a mezzanine floor and there is potential to create a separate office/studio over unit 4. There are communal kitchen and WC facilities to the rear of the premises which are shared by units 2,3 and 4.

There is onsite parking to the front of the premises for multiple vehicles.

## ACCOMMODATION (Approx Internal Areas)

Unit 1	616 sq ft	57.2 sq m
Unit 2	411 sq ft	38.2 sq m
Unit 3	450 sq ft	41.8 sq m
Unit 4	728 sq ft	67.6 sq m
Communal Area	48 sq ft	4.5 sq m
<b>Total Floor Area</b>	<b>2,253 sq ft</b>	<b>209.3 sq m</b>



## RATING ASSESSMENT

The units have been split into 4 separate rating assessments, all benefiting from small business rates relief. Further details can be provided on request.

## SALE

We are seeking offers of **£550,000** for the freehold interest.

## VAT

VAT will NOT be payable on the purchase price.

## TENANCIES

**Unit 1** - £9,600 per annum expiring 08/2030 – break option 08/2026.

**Unit 2** - £7,200 per annum expiring 09/2029.

**Unit 3** – £9,900 per annum expiring 05/2031 – break option 05/26.

**Unit 4** - £12,960 per annum expiring March 2031.

All leases are personally guaranteed by homeowners. Further details on request.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.

## 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.

**Mark Holmes - Crosthwaite Commercial**

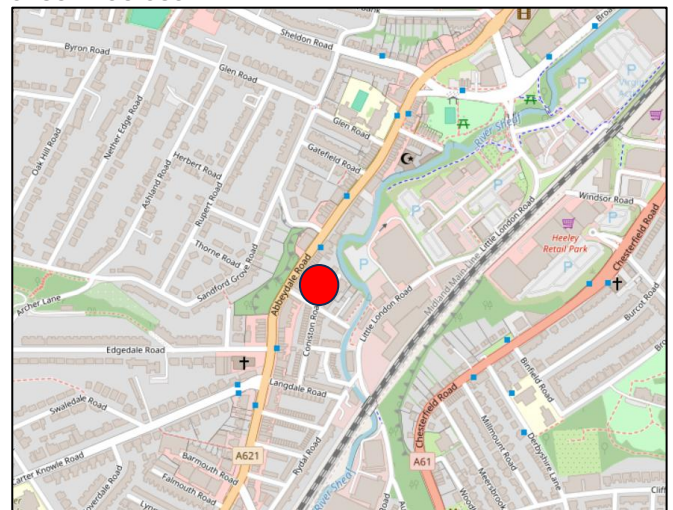
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SUBJECT TO CONTRACT & AVAILABILITY

November 2025