

Property Consultants



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

For Sale

27 Abbey Lane, Sheffield S8 0BJ



- **Prominent Mixed Use Building For Sale**
- **Excellent Location Fronting Abbey Lane**
- **Rare Opportunity to Acquire in an Established Parade**
- **Fully Let Investment - £22,764 Per Annum**
- **Potential Reversionary Rental Growth**
- **Ground Floor Retail + Two Upper Floor Flats**
- **Offers Invited in the Region of £295,000**

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LOCATION

The premises are situated in a busy position fronting Abbey Lane, in the 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.

Occupiers in the immediate vicinity include Beauchief Medical Practice, Abbeymoor Veterinary Centres, Poseidon Fish Bar and many more. There is ample on street parking to the front of the premises and in the close vicinity.

DESCRIPTION

The building is a stone-built, mid-terrace property arranged over three floors, fronting Abbey Lane. The premises comprises a retail unit on the ground floor and residential accommodation on the upper floors.

The ground floor unit provides a main retail space to the front with WC, kitchen and storage to the rear. There are a pair of one bed flats on the first and second floor benefiting from an ensuite, open plan living space and kitchen area.

There is a garden to the rear shared by the tenants.

ACCOMMODATION (Approx internal areas)

Ground Floor - Retail	532 sq ft	49.4 sq m
First Floor	396 sq ft	36.8 sq m
Second Floor	279 sq ft	25.9 sq m
Total	1,304 sq ft	121.1sq m



ENERGY PERFORMANCE CERTIFICATE

The retail unit has a rating of 42 (Band B). The 1st floor flat has a rating of 72 (Band C) and the 2nd floor is rated at 63 (Band D). Copies of the EPCs are available upon request.

SALE

Offers in the region of **£295,000** are invited for the Freehold interest. If applicable VAT will be payable at the prevailing rate.

TENANCIES

The Ground floor is let at a rent of **£9,204 per annum** expiring in July 2026.

The first floor flat is let for **£6,000 per annum** and the second floor for **£7,560 per annum**.

Total contracted rent - £22,764 per annum.

RATING

The premises are assessed as follows:

Shop and Premises - Rateable Value £7,800.

The flats are in Council Tax Band A.

MONEY LAUNDERING

Purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

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

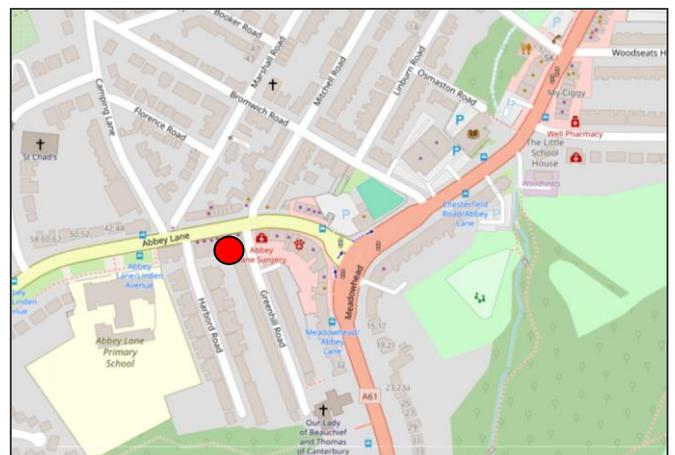
VIEWING ARRANGEMENTS

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 AND AVAILABILITY January 2026