

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# For Sale

**Chamwood Care Home, Upwell Lane, Sheffield,  
S4 8EY**



- **Substantial Detached Property**
- **Fully Let Investment Producing £22,000 Per Annum**
- **Approx 1,902 sq. ft (176.68 sq. m)**
- **Freehold For Sale – Offers in the region of £215,000**
- **Large Private Car Park and Garden**

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## LOCATION

The property is located in the Grimesthorpe suburb of Sheffield approximately 3 miles north of the city centre. The immediate area is predominantly residential in nature, but with some industrial and retail offerings nearby.

The property is close to both Carlisle Street East and Brightside Lane which provides access to Sheffield City Centre and the Motorway network.

## DESCRIPTION

The property comprises a substantial detached two storey care home with attic, rear garden and large private car park to the side. The property was historically used as a Public House.

The building is accessed via a main entrance fronting Upwell Lane, with additional side access point.

The building provides a variety of rooms arranged over both floors. There is a kitchen/living room on each floor and all bedrooms have their own ensuite.

## ACCOMMODATION (All areas are approximate)

Ground Floor	1,002 sq ft	93.09 sq m
First Floor	900 sq ft	83.59 sq m
<b>Total Area</b>	<b>1,902 sq ft</b>	<b>176.7 sq m</b>

## RATING ASSESSMENT

The property is not currently assessed for Rates. Interested parties are advised to enquire with the rates department at Sheffield City Council.



## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## PRICE

Offers in the region of **£215,000** are invited for the Freehold interest. If applicable VAT will be payable on the purchase price.

## TENANCIES

The property is currently let to Icon Care Limited at a current passing rent of £22,000 per annum. Further details of the lease are available on request

## TENURE

The premises are held Freehold. Title number: SYK548557.

## MONEY LAUNDERING

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.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

All viewings must be arranged through the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

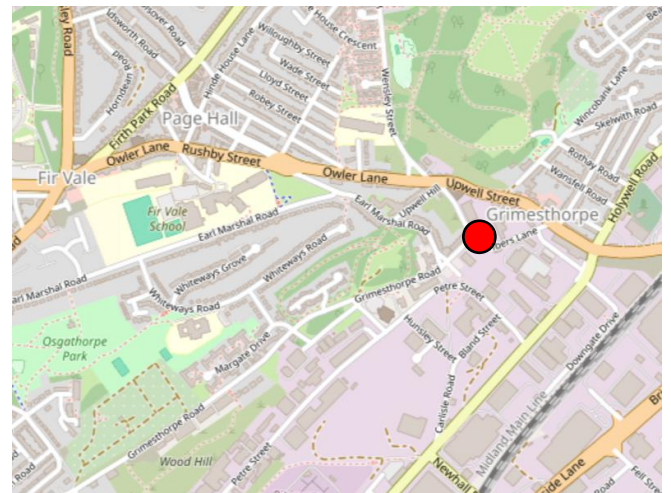
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Chloe Bennett - Crosthwaite Commercial**

[Chloe@crosthwaitecommercial.com](mailto:Chloe@crosthwaitecommercial.com)

07538 412 671



**SUBJECT TO CONTRACT & AVAILABILITY**

**January 2026**