

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

31 & 31a Bellhouse Road, Firth Park, Sheffield S5 6HJ



- For Sale - Fully Let Investment Freehold
- Two Ground Floor Shops & Upper Floor Space
- Investment Anchored by Greggs PLC
- Total Income of £26,250 Per Annum
- Excellent Location In the Heart of Firth Park
- Ideal For Investors/SIPP – Offers in the Region of £300,000

www.crosthwaitecommercial.com

LOCATION

The property occupies a prominent position on Bellhouse Road within the well-established suburb of Firth Park, approximately 4 miles north of Sheffield City Centre. The surrounding area is predominantly commercial and residential in nature, with Firth Park benefiting from a strong mix of national, regional and independent occupiers.

The property benefits from good levels of passing traffic and footfall together with excellent public transport links and on-street car parking available nearby.

DESCRIPTION

The property comprises two ground floor retail units with ancillary upper floor storage space.

The ground floor right hand side unit is occupied by Greggs and fitted out to a high standard. The left hand side unit is occupied by a longstanding takeaway operator and benefits from first floor storage space which is internally accessed and extends above Greggs demise.

Externally, there is a small yard to the rear.

ACCOMMODATION (Approx Internal Areas)

31 - Ground Floor Takeaway	441 sq ft	41 sq m
31 - Upper Floor Storage	667 sq ft	62 sq m
31a- Ground Floor Shop	846 sq ft	78 sq m
Total Floor Area	1,948 sq ft	181 sqm



RATING ASSESSMENT

The Premises are assessed as follows.

31- Takeaway -	RV £8,400
31a - Shop & Premises -	RV £14,000

SALE

Offers in the region of **£300,000** are invited for the Freehold interest, with which would reflect a **net initial yield of approx. 8.5 %**.

VAT will be charged on the purchase price.

TENANCIES

31 Bellhouse Road is let to a Private Individual at a rent of **£13,000 per annum** expiring in January 2031. 31a is let to Greggs PLC at a rent of **£13,250 per annum** on a lease that expired March 2026 and they continue to hold over on a statutory continuation tenancy.

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.

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

mark@crosthwaitecommercial.com

07738 275 226

Chloe Bennett - Crosthwaite Commercial

chloe@crosthwaitecommercial.com

07538 412 671



SUBJECT TO CONTRACT & AVAILABILITY

March 2026