

Property Consultants



T 0114 272 3888

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

# For Sale

55 Bellhouse Road, Firth Park, Sheffield S5 6HJ



- For Sale - Fully Let Investment Freehold
- Ground Floor Shop & Upper Floor Space
- Long Term Tenant
- Total Income of £9,250 Per Annum
- Excellent Location In the Heart of Firth Park
- Ideal For Investors/SIPP – Offers in the Region of £105,000

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## 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 a ground floor retail unit with ancillary upper floor storage space.

The property is currently occupied by a Barber and has been fitted out to a high standard. The upper floors are currently used for storage purposes.

There is a rear yard to the property.

## ACCOMMODATION (Approx Internal Areas)

Ground Floor Shop	387 sq ft	36 sq m
Upper Floor Storage	334 sq ft	31 sq m
<b>Total Floor Area</b>	<b>720 sq ft</b>	<b>67 sqm</b>

## RATING ASSESSMENT

The Premises are assessed as follows.

55 - Shop & Premises - RV £8,700

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (114)

Copies of the EPC are available on request.

## 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.

## SALE

Offers in the region of **£105,000** are invited for the Freehold interest, which would reflect a **net initial yield of approx. 8.75 %**.

**VAT will be charged on the purchase price.**

## TENANCIES

The property is let to a Private Individual at a rent of **£9,250 per annum** expiring in November 2029. There is a rent review in December 2026.

This is a full repairing and insuring lease.

## TITLE INFORMATION

The property is held Freehold under Title Number **YWE33847**

## 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**

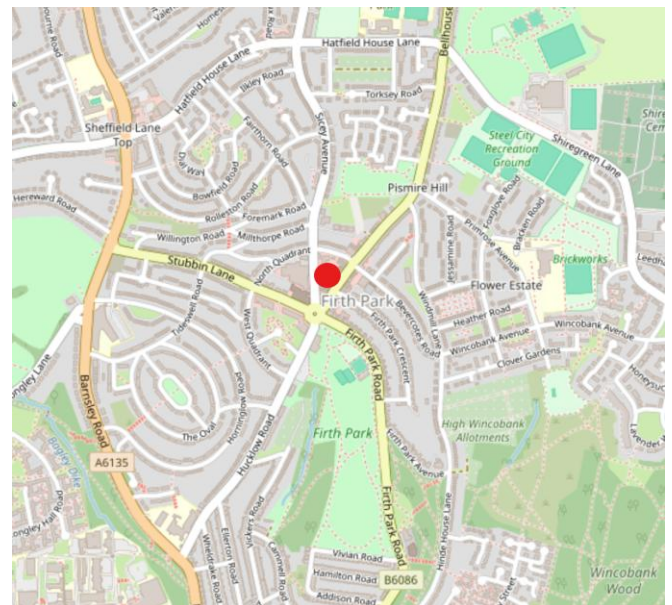
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Chloe Bennett - Crosthwaite Commercial**

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

07538 412 671



**SUBJECT TO CONTRACT & AVAILABILITY**

**March 2026**