

Property Consultants



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

For Sale

56 Birley Moor Road, Sheffield S12 4WD



- Multi-Let Investment For Sale
- Three Units Arranged Across Ground and First Floors
- Part of a Popular Suburban Commercial Parade in the Heart of Frecheville
- Totalling 1,173 sq ft (109.06 sq m)
- Total Contracted Rent of £27,000 Per Annum
- Opportunities to Extend and Increase Rents

www.crosthwaitecommercial.com

LOCATION

The property is located on the west side of Birley Moor Road, close to its junction with Heathfield Road in the popular Sheffield suburb of Frecheville. The property forms part of a very popular and busy local retail parade which is the home to an eclectic mix of occupiers including a pharmacy, salon, vape shop, barbers, take away and café.

Sheffield city centre is located approximately four miles to the north west and the parade also serves other suburbs such as Birley and Hollins End.

DESCRIPTION

The property comprises an end terrace commercial premises of traditional brick construction with a pitched and hipped tile covered roof.

Internally the ground floor has been subdivided to provide two retail units, while the first floor comprises self-contained office space.

The larger retail unit is fitted out as a hair salon with laminate floor covering with a suspended ceiling with inset lights. The smaller unit provides a single room barber shop with an outside WC. The office comprises a three of private office rooms along with a small WC and kitchen area.

Externally there is a single storey garage providing storage opportunities and a WC.

ACCOMMODATION (Approx net internal area)

Shop 1 – Ground Floor	428 sq ft	39.75 sq m
Shop 2 – Ground Floor	167 sq ft	15.54 sq m
Office – First Floor	578 sq ft	53.77 sq m
Total	1,173 sq ft	109.06 sq m



ENERGY PERFORMANCE CERTIFICATE

Shop 1 – 116 (E) Unit 2 – 85 (D) Office – 81 (D).

SALE

Offers in the region of **£375,000** are invited for the freehold interest.

The building is NOT elected for VAT.

RATEABLE VALUE

Interested parties are invited to make their own enquiries with the relevant authority.

TENANCIES

Shop 1 – Let to a private individual for 5 years from 1st January 2024 – Year 1 £12,000 per annum Year 2 & 3 - **£13,000 per annum**. Rent review in January 2027.

Shop 2 – Let to a private individual for a term of 5 years from 1st January 2024 - **£6,000 per annum**. Rent review and break option in January 2027.

Office – Currently under offer to a private individual at a rent of **£8,000 per annum**.

The total contracted rent is **£27,000 per annum**.

There is also the opportunity to rent out the garage for approximately £1,500 per annum.

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.

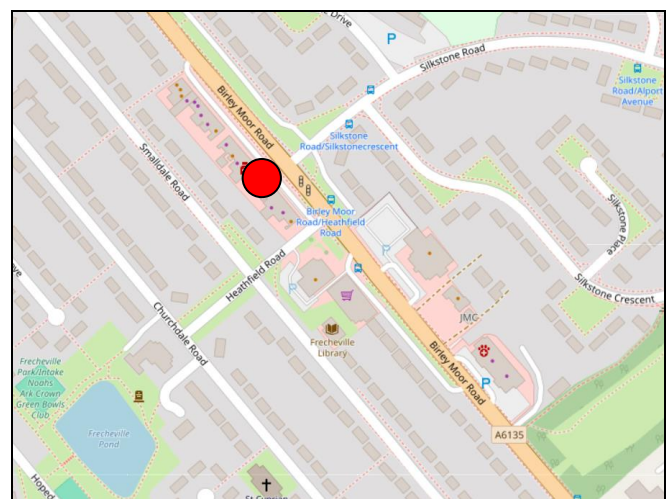
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Tom Shelton – Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT & AVAILABILITY

March 2026