

Property Consultants



T 0114 272 3888

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

For Sale

936-940 City Road, Sheffield S2 1GQ



- **Prominent Mixed Use Property For Sale**
- **Excellent Frontage on City Road**
- **Long Leasehold – Offers Invited at £675,000**
- **Internal Area 7,785 sq ft (723.4 sq m)**
- **ERV - £53,000 Per Annum**

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LOCATION

The property is prominently positioned on City Road (A6135), a well-established arterial route linking Sheffield city centre with the densely populated residential suburbs of Manor, Arbourthorne and Gleadless. City Road experiences consistently high levels of vehicular traffic throughout the day, providing excellent visibility and passing trade.

The immediate area is predominantly residential, supported by a mix of independent retailers, convenience operators and service-based businesses. This creates a strong local customer base and regular footfall. The property is also well served by public transport, with frequent bus services providing direct access to Sheffield city centre and surrounding districts.

DESCRIPTION

The property comprises a prominent mixed-use building with ground floor retail accommodation fronting directly onto City Road, benefiting from a traditional shop frontage and excellent roadside visibility. The retail unit presents well overall and is complemented by a useful basement, providing additional storage space to support the main trading area.

To the upper floors are three self-contained flats, accessed independently via a staircase to the left-hand side of the building, offering a separate residential element above the commercial accommodation.

ACCOMMODATION (Approx internal areas)

Commercial	5,186 sq ft	481.9 sq m
Residential	2,599 sq ft	241.5 sq m
Total	7,785 sq ft	723.4 sq m



RATING/COUNCIL TAX

The unit is rated as a Shop and Premises with a 2026 Rateable Value of £32,250.

The residential accommodation falls under council tax band A.

SALE

Offers invited at **£675,000** are invited for the Long Leasehold title.

TENANCIES

The residential aspect of the property is let with a passing income of £18,000 per annum (£500 pcm per flat).

The commercial unit is vacant, with an ERV of £35,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

EPC's available on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation.

LEGAL COSTS

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

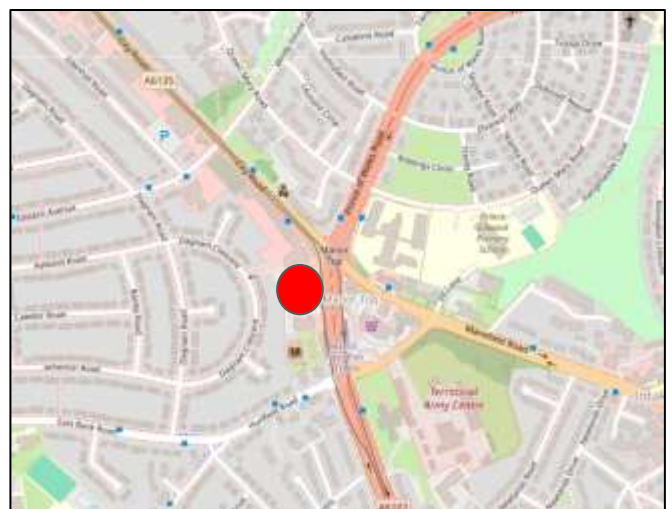
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY March 2026