

Property Consultants

 Crosthwaite
COMMERCIAL

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

For Sale

6, 6a, 8 & 10 Sicey Avenue, Firth Park, Sheffield S5 6NE



- Freehold For Sale - Fully Let Investment
- Ground Floor Shops & Upper Commercial Floor Space
- Long Term Tenants
- Total Income of £26,500 Per Annum
- Excellent Location In the Heart of Firth Park
- Ideal For Investors/SIPP – Offers Of £260,000

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LOCATION

The property occupies a prominent position on Sicey Avenue 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 double fronted ground floor nail salon and beautician's premises together with additional commercial accommodation at first floor level. The ground floor has been fitted out for beauty and salon use, whilst the upper floor provides further commercial space which is separately let.

The property therefore offers a mixed commercial configuration, providing income from both the ground and first floor accommodation. In addition, there is a forecourt to the front of the property.

ACCOMMODATION (Approx Internal Areas)

Ground Floor Shop 6 & 8	934 sq ft	87 sq m
Ground Floor Shop 10	210 sq ft	20 sq m
Upper Floor 6A	705 sq ft	65 sq m
Total Floor Area	1,851 sq ft	172 sqm

RATING ASSESSMENT

The Premises are assessed as follows.

10 - Shop & Premises -	RV £4,250
6 & 8 - Shop & Premises -	RV £9,200
6 A - Cafe & Premises -	RV £5,100

ENERGY PERFORMANCE CERTIFICATE

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 **£260,000** are invited for the Freehold interest, which would reflect a **net initial yield of approx. 10 %**.

VAT will be charged on the purchase price.

TENANCIES

6&8 – are let to a private individual for a combined rent of **£13,000 per annum** expiring March 2029.

6a- is let to a Private Individual at a rent of **£6,000 per annum** on a rolling tenancy.

10 - The property is let to a Private Individual at a rent of **£7,500 per annum** expiring in Feb 2028.

TITLE INFORMATION

The property is held Freehold under Title Number SYK406620.

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

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SUBJECT TO CONTRACT & AVAILABILITY

March 2026