

Property Consultants



Crosthwaite
COMMERCIAL

For Sale/May Let

T 0114 272 3888

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

847 Chesterfield Road, Woodseats, Sheffield S8 0SQ



- **Freehold Shop for Sale with Income Producing Flat**
- **Located in Popular Suburban Centre**
- **Recently Refurbished Shop**
- **Shop To Be Vacated – Income from Flat £6,120 pa**
- **Offers required around £240,000**
- **Ideal for Owner Occupier/Investor**
- **Available Immediately**
- **Alternatively, Ground Floor Available To Let**

www.crosthwaitecommercial.com

LOCATION

The premises are situated in the popular suburban district shopping centre of Woodseats, in a prominent position fronting Chesterfield Road opposite KFC & Costa close to the junction with Abbey Lane. There are many other national and local traders in the vicinity, including Iceland, and Asda. Free on street parking is available opposite and nearby.

DESCRIPTION

The property comprises a ground floor shop with a residential flat on the first and second floors with a separate entrance from the rear.

The shop has been refurbished internally to a high standard and includes a modern shop front with electric roller shutter and a kitchen area to the rear. There is a small external WC in the rear yard along with rear loading and car parking.

ACCOMMODATION (Approx net internal areas)

Internal Width	14 ft 9 ins	4.5 m
Shop Depth	37 ft 7 ins	11.46 m
Sales Area	487 sq ft	45.2 sq m
Kitchen	33 sq ft	3.1 sq m
Cellar	166 sq ft	15.4 sq m

At first and second floors is a one bed roomed flat, comprising living room, kitchen, and bathroom on the 1st floor and a double bedroom at 2nd floor level with a velux window. There are UPVC windows to the 1st floor and night storage heaters throughout. This is fully furnished and has been refurbished to a high standard.

RATING ASSETMENT

According to the 2026 Rating List on the Internet, the premises are assessed as follows:-

Shop and Premises Rateable Value £12,500

Subject to status, a degree of small business rates relief should apply



PRICE

Offers in the region of **£240,000**, subject to contract, are required for the Freehold interest, with vacant possession of the shop and with the benefit of the rental income from the flat.

RESIDENTIAL TENANCY

The flat is let on an Assured Shorthold Tenancy at a current rental of £510 per month (£6,120 per annum).

LEASE

Alternatively, the ground floor commercial unit is available to lease at a rent of **£12,000 per annum**.

VAT

We are informed VAT is **NOT** payable

ENERGY PERFORMANCE CERTIFICATE

Full EPC's will be available on request.

MONEY LAUNDERING

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

Further 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 AND AVAILABILITY Updated April 2026