

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# For Sale

Garages, Crookesmoor Road, Sheffield, S10 1BJ



- **Preliminary Details**
- High Yielding Short Leasehold Garage Investment
- 33 Fully Let Garages Producing £54,840 Per Annum
- Site Area – Approx 0.38 Acre
- Quoting £375,000 – 14.6% Gross Yield
- Freehold/Lease Extension Unavailable

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## LOCATION

The subject site is located within the popular Crookesmoor area in one of Sheffield's most vibrant and sought-after neighbourhoods. On street parking in the area is both limited and controlled.

The site is within easy walking distance of the main campus of the University of Sheffield, making it an ideal location for those studying or working at the university.

The site also benefits from excellent transport links into Sheffield city centre, with regular bus routes and pleasant walking or cycling routes connecting Crookesmoor to the wider city.

## DESCRIPTION

The site is split level and broadly rectangular in shape sloping away from the vehicular access to Crookesmoor Road.

The site comprise a purpose built court and benefits from 33 single/double garages on a site of approximately 0.38 acres.

## ACCOMMODATION (All areas being approximate)

**Site Area**                      **0.38 acres**                      **0.15 ha**



## TENANCIES

The garages are fully let on licence agreements currently producing £54,840 per annum. Please note there is a waiting list for vacant units.

## PRICE

**£375,000** representing a gross yield of 14.6%.

## TENURE

The site is held leasehold under title number SYK676761 for the residue of a 99 year lease from 25th December 1961 at a fixed annual ground rent of £108pa.

**Please note the freehold is unavailable as is an extension to the current lease.**

## MONEY LAUNDERING

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.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

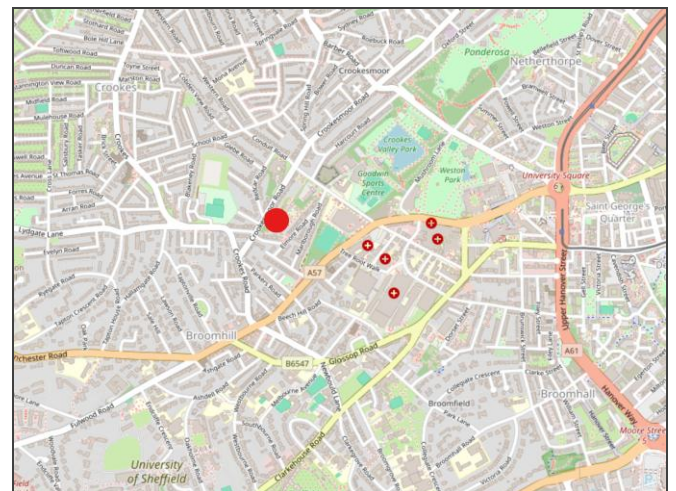
The site can be easily viewed from the roadside.

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

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**07738 275 226**



**SUBJECT TO CONTRACT & AVAILABILITY**

**April 2026**