

Property Consultants



Crosthwaite  
COMMERCIAL

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

# For Sale

130 Dykes Lane, Sheffield S6 4RJ



- Prominent Mixed Use Building For Sale
- Excellent Location Fronting Dykes Lane
- Rare Opportunity to Acquire in a Suburban Parade
- Fully Let Investment - £18,600 Per Annum
- Ground Floor Retail + Refurbished Upper Floor Flat
- Offers Invited at £250,000
- Totalling 1,045 sq ft (97.14 sq m)

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## LOCATION

The property is located on Dykes Lane, in the Hillsborough area of Sheffield.

Nearby occupiers include Tesco Express, Kady's K9's, Lost in Ink Tattoo Studio, Amazing Barbers and Dykes Lane news. The shops serve the wider area, including Wisewood, Loxley and Wadsley and the location receives good levels of footfall.

## DESCRIPTION

The building is a mid-terrace property arranged over three floors, fronting Dykes Lane. The premises comprises a retail unit on the ground floor and residential accommodation on the upper floors.

The ground floor unit provides a main retail space to the front with WC, kitchen and storage to the rear. There is a one-bedroom flat on the first and second floor which has been newly refurbished to a high standard. The flat benefits from a modern bathroom, open plan living space and kitchen area.

There is a garden to the rear with external storage.

## ACCOMMODATION (Approx internal areas)

Ground Floor - Retail	473 sq ft	43.96 sq m
First Floor	362 sq ft	33.67 sq m
Second Floor	210 sq ft	19.51 sq m
<b>Total</b>	<b>1,045 sq ft</b>	<b>97.14 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

The retail unit has a rating of 55 (Band C). The residential flat has a rating of 55 (Band D). Copies of the EPCs are available upon request.

## SALE

Offers at **£250,000** are invited for the Freehold interest. If applicable VAT will be payable at the prevailing rate.

## TENANCIES

The Ground floor is let on a short term tenancy at a rent of **£8,400 per annum**.

The flat is let on an AST for **£10,200 per annum**.

**Total contracted rent - £18,600 per annum.**

## RATING

The premises are assessed as follows:

Shop and Premises - Rateable Value £4,100.

The flats are in Council Tax Band A.

## 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.

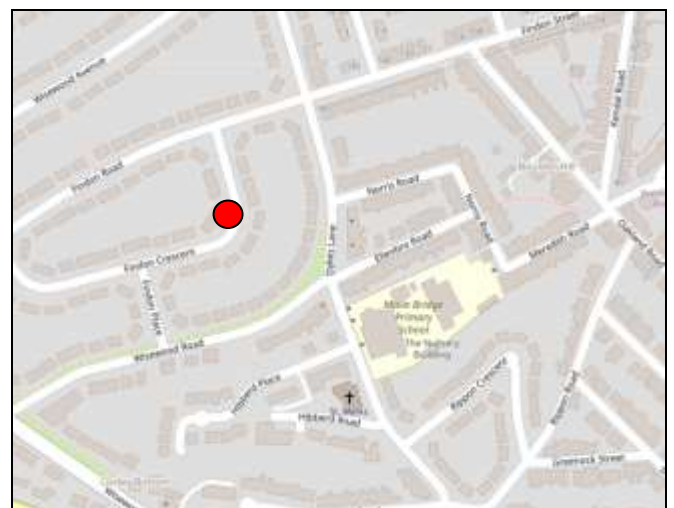
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

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SUBJECT TO CONTRACT AND AVAILABILITY April 2026