

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# For Sale

**110-114 Mansfield Road, Sheffield S12 2AP**



- **Prominent Mixed Use Building For Sale**
- **Excellent Location Fronting Mansfield Road**
- **Rare Opportunity to Acquire in an Established Parade**
- **Fully Let Investment - £56,100 Per Annum**
- **Potential Reversionary Rental Growth**
- **Offers Invited in the Region of £650,000**

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## LOCATION

The building is prominently positioned on Mansfield Road (A6135), a well-established arterial route linking Sheffield city centre with the south-eastern suburbs, including Intake, Frenchville, Woodhouse and Gleadless.

Mansfield Road benefits from strong levels of passing vehicular traffic throughout the day, providing good visibility and prominence. The surrounding area is predominantly residential with a mix of local retail, takeaway, convenience and service-based occupiers serving the immediate catchment.

The property is well served by public transport, with regular bus services operating along Mansfield Road and providing access to Sheffield city centre and the wider surrounding suburbs. Overall, the location is considered suitable for a range of local retail, leisure and service-based uses.

## DESCRIPTION

The property comprises a mixed-use parade fronting Mansfield Road, with a mix of commercial accommodation and residential accommodation.

The ground floor commercial units are fully let and the flats are of good quality and provide self-contained residential accommodation.

To the rear, the property benefits from a courtyard area, which is used in connection with the commercial accommodation and provides access to the residential areas via external staircases.

## ACCOMMODATION (Approx internal areas)

| Number                   | Sq Ft        | Sq M          |
|--------------------------|--------------|---------------|
| <b>Commercial</b>        |              |               |
| 110                      | 449          | 41.73         |
| 112                      | 554          | 51.43         |
| 112b                     | 361          | 33.54         |
| 114                      | 582          | 54.04         |
| <b>Total Commercial</b>  | <b>1,946</b> | <b>180.74</b> |
| <b>Residential</b>       |              |               |
| 110a                     | 574          | 53.36         |
| 110b                     | 630          | 58.50         |
| 112a                     | 678          | 63.02         |
| 114a                     | 752          | 69.85         |
| <b>Total Residential</b> | <b>2,634</b> | <b>244.73</b> |
| <b>Overall Total</b>     | <b>4,580</b> | <b>425.47</b> |

## ENERGY PERFORMANCE CERTIFICATE

EPC's available on request.

## SALE

Offers in the region of **£650,000** are invited for the Freehold. If applicable VAT will be payable at the prevailing rate.

## TENANCIES

The commercial units total a rent of **£26,700 per annum**.

The residential flats are let at a total rent of **£29,400 per annum**.

**Total contracted rent - £56,100 per annum.**

Further information on the tenancies is available on request.

## RATING

The commercial units are assessed as Shop and Premises -

**110 RV: £4,500 110b RV: £7,400 112 RV: £6,500**

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.

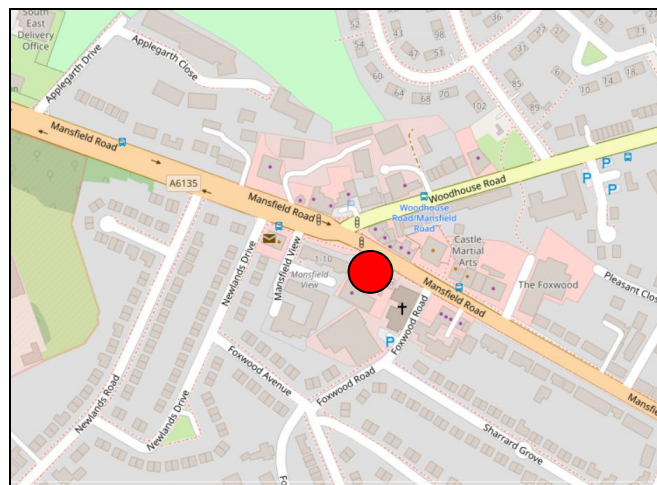
## VIEWING ARRANGEMENTS

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

**Tom Shelton – Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

**07738 335 482 0114 2723888**



SUBJECT TO CONTRACT AND AVAILABILITY

May 2026