

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

110 Mansfield Road, Sheffield S12 2AP



- **Prominent Mixed Use Building For Sale**
- **Excellent Location Fronting Mansfield Road**
- **Rare Opportunity to Acquire in a Suburban Parade**
- **Fully Let Investment - £18,600 Per Annum**
- **Ground Floor Retail + Upper Floor Flat**
- **Offers Invited at £215,000**
- **Totalling 1,653 sq ft (153.6 sq m)**

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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 premises comprise a mid-terrace property fronting Mansfield Road. 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 floor.

There is also a commercial studio unit to the rear of the premises.

ACCOMMODATION (Approx internal areas)

110 - GF Commercial	449 sq ft	41.7 sq m
110b - GF Commercial	630 sq ft	58.5 sq m
110a - FF Residential	574 sq ft	53.4 sq m
Total	1,653 sq ft	153.6 sq m



ENERGY PERFORMANCE CERTIFICATE

Copies of the EPC are available upon request

SALE

Offers at **£215,000** are invited for the Freehold interest. If applicable VAT will be payable at the prevailing rate.

TENANCIES

No.110 is let at a rent of **£7,200 per annum** until June 2030 with a rent review in July 2027 and then annually for the remainder of the term.

No.110b is let at a rent of **£4,20000 per annum** until June 2030.

No.110a is let on an AST for **£7,200 per annum**.

Total contracted rent - £18,600 per annum.

RATING

The premises are assessed as follows:

No.110b Shop and Premises - Rateable Value £4,500.

No.110b Shop and Premises - Rateable Value £7,400.

The flat is 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.

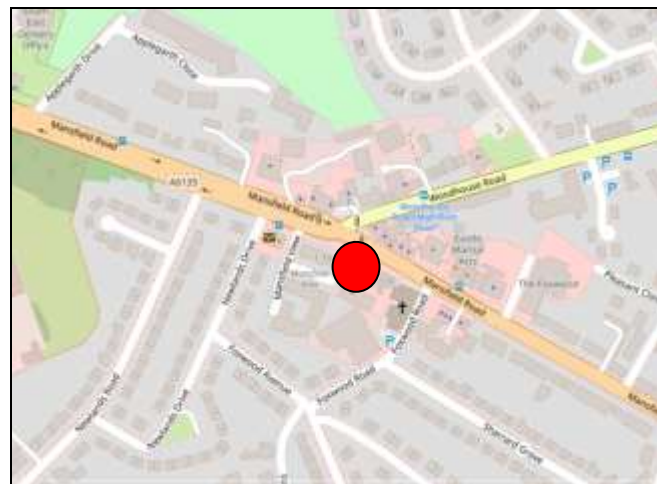
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY September 2026