

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

112 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 - £19,800 Per Annum**
- **Ground Floor Retail + Upper Floor Flat**
- **Offers Invited at £230,000**
- **Totalling 1,593 sq ft (147.9 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.

ACCOMMODATION (Approx internal areas)

112 - GF Commercial	554 sq ft	51.4 sq m
112b - GF Commercial	361 sq ft	33.5 sq m
112a - FF Residential	678 sq ft	63.0 sq m
Total	1,593 sq ft	147.9 sq m



ENERGY PERFORMANCE CERTIFICATE

Copies of the EPC are available upon request

SALE

Offers at **£230,000** are invited for the Freehold interest. If applicable VAT will be payable at the prevailing rate.

TENANCIES

No.112 & 112b is let at a rent of **£10,800 per annum** until May 2031 with a rent review in May 2028 and then annually for the remainder of the term. There is a break clause in Nov 2026.

No.112a is let on an AST for **£9,000 per annum**.

Total contracted rent - £19,800 per annum.

RATING

The premises are assessed as follows:

No.112 Shop and Premises - Rateable Value £7,200.

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.

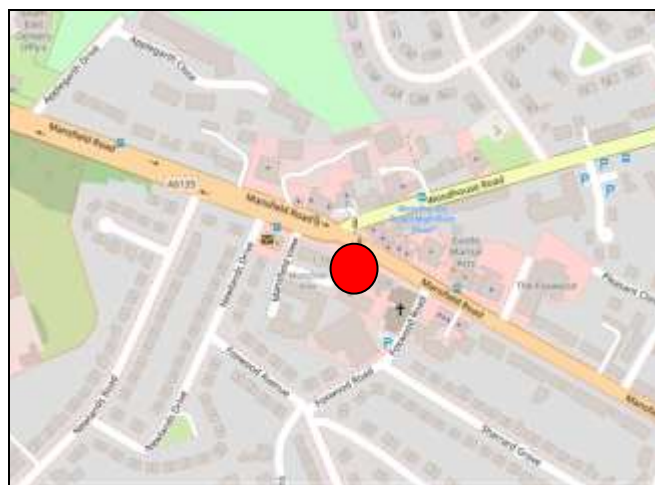
VIEWING ARRANGEMENTS

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