

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

69 Baslow Road, Sheffield S17 4DL



- Prominent Mixed Use Building For Sale
- Excellent Location Fronting Baslow Road
- Rare Opportunity to Acquire in an Established Parade
- Fully Let Investment - £19,900 Per Annum
- Potential Reversionary Rental Growth
- Ground Floor Retail + Upper Floor Flat
- Offers Invited in the Region of £240,000

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LOCATION

The premises are situated in the prosperous suburb of Totley, fronting the busy A621 Baslow Road some 6 miles south west of Sheffield City Centre.

This is a well-established shopping parade with a variety of retail units including a Well Pharmacy and Totley Brook Post Office, with ample free car parking to the front.

DESCRIPTION

The building is a brick-built, mid-terrace property arranged over three floors, fronting Baslow Road. The premises comprises a retail unit on the ground floor & lower 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. The upper flat is separately accessed from the rear with living room, kitchen and bathroom on the first floor and bedroom on the second floor.

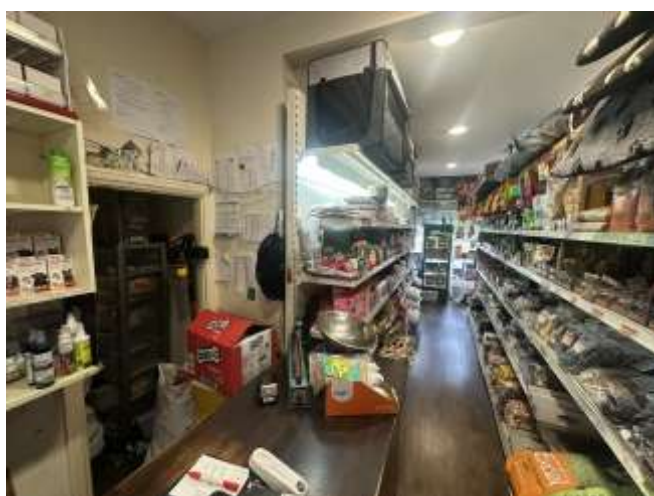
There is a yard to the rear.

ACCOMMODATION (Approx internal areas)

Lower Ground Floor	368 sq ft	34.2 sq m
Ground Floor	430 sq ft	40 sq m
Upper floor Flat	668 sq ft	62.1 sq m
Total	1,471 sq ft	136.7 sq m

1st Floor - Living room, kitchen and bathroom.

2nd Floor - Bedroom



ENERGY PERFORMANCE CERTIFICATE

The retail unit has a rating of 68 (Band C). The upper floor flat has a rating of 57 (Band D)

SALE

Offers in the region of **£240,000** are invited for the Freehold interest. VAT will NOT be payable.

TENANCIES

The Ground floor is let at a rent of **£12,100 per annum** on a 7 year lease from November 2021. There is a rent review in November 2026 to the higher of Market Rent or RPI linked.

The first floor flat is let for **£7,800 per annum** on an assured shorthold tenancy

Total contracted rent - £19,900 per annum.

RATING

The premises are assessed as follows:

Shop and Premises - Rateable Value £10,000.

The flats is 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.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY September 2026