

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

COMMERCIAL



RETAIL PREMISES WITH SELF CONTAINED FLAT

283 Sharrowvale Road, Sheffield S11 8ZF

- Ground Floor 509 sq ft (47.27 sq m) plus 1 bed flat
- Prominent trading position
- Adjacent public car parking
- Highly desirable retail and residential location in the centre of the “foodie mile”
- Rare opportunity to acquire a fully vacant property on Sharrowvale Road

FOR SALE

LOCATION

The property occupies a prominent position on Sharrowvale Road adjacent the public car park and has a return frontage to Stewart Road. Sharrowvale Road is an extremely popular location having a mix of interesting independent retailers and restaurateurs and is known as the "foodie mile"



DESCRIPTION

The property comprises a prominent corner premises. The ground floor is currently divided into two parts, a retail unit fronting Sharrowvale Road with a return frontage to Stewart Road and a rear area that was last used as a launderette. There is a small basement accessed from the retail area. Externally the property has a gated rear yard and external WC

The upper floors provide a spacious one bedroom apartment having a veranda/roof terrace at the rear.

ACCOMMODATION

Description	M ²	Ft ²
GROUND FLOOR		
Sales Area	29.35	315
Former Launderette	17.92	193
FIRST FLOOR		
Kitchen	6.79	73
Bathroom	6.87	63
Landing	-	-
Lounge	15.73	169
SECOND FLOOR		
Double Bedroom	18.7	201
OUTSIDE		
Roof terrace	-	-
Rear yard with separate WC	-	-

BUSINESS RATES

The premises have the following assessments:

Description	Rateable Value/Council Tax
283 Sharrowale Road	£7,400
Rear of 283 Sharrowvale Road	£650
Flat over 283 Sharrowvale Road	Council Tax Band A

TENURE/PRICE

The property is available at an asking price of **£235,000 – No VAT**

The property is held by way of an 800 year leasehold interest from 25th March 1886 at a ground rent of £6 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Non-Domestic Building

HM Government

283 Sharrow Vale Road
SHEFFIELD
S11 8ZF

Certificate Reference Number:
9847-3055-0421-0500-2721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 94 This is how energy efficient the building is.

VIEWING/ENQUIRIES - By appointment with the sole agents

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