

42 77 Queen Street, Mosborough Village, Sheffield S20 5BP

GUIDE PRICE: £80,000–£90,000

VACANT PREMISES

- Substantial stone fronted end terrace
- Comprising former Citizen's Advice Bureau
- Approximately 105 square metres (1,130 square feet) on three levels
- Modern roof covering
- Central heating and double glazing
- Potential for a variety of uses (STC)
- Existing use or conversion to residential
- Located in the heart of old Mosborough

Ground Floor

Reception Area approximately 26 square metres
 Kitchen 5.95 square metres
 Utility/Store 4.28 square metres
 WC 4.32 square metres
 Total Ground Floor 56.25 square metres

First Floor

Front Room 16.37 square metres
 Centre Room 8.71 square metres
 Rear Room 9.08 square metres
 Total First Floor 34.16 square metres

Second Floor

Office approximately 14.76 square metres

Basement

Cellar 25.81 square metres

Outside

Forecourt and side entrance

EPC Rating

The full Energy Performance Certificate is available via our website

Rating Assessment

£3,300

SOLICITORS Coates Solicitors,
 62–64 High Street, Mosborough,
 Sheffield S20 5AE (Ref: Pauline
 Coates)

VIEWING By appointment with the
 Auctioneers 0114 276 0151

