

# 29 166 Main Road, Darnall, Sheffield S9 5HQ

GUIDE PRICE: £75,000

VACANT COMMERCIAL/RESIDENTIAL

- High profile former takeaway
- Level main road position in the centre of Darnall
- Residential accommodation to the first and second floors
- Gas central heating to the flat
- Sale includes range, extractor and some kitchen equipment
- Potential for owner occupation or investment

### Ground Floor

All dimensions approximate

Sales Area 4.19m x 3.28m and 3.31m x 1.29m

Preparation Room 2.30m x 2.31m

Kitchen 2.24m x 1.74m

First Floor Flat with gas central heating

Open-plan Living Kitchen 6.98m x 3.42m

Bathroom/WC 2.29m x 1.75m

Second Floor

Attic Bedroom 4.98m x 3.31m with Velux window

### Outside

Rear yard

### EPC Rating D (shop)

The full Energy Performance Certificate is available via our website

### Rating Assessment

£3,200 with effect from 19 December 2011

**SOLICITORS** Best Solicitors, 26 Pinstone Street, Sheffield S1 2HN (Ref: Stephen Taylor)

**VIEWING** By appointment with the Auctioneers 0114 276 0151

