

20 40 Shiregreen Lane & 1 Monckton Road, Wincobank, Sheffield, South Yorkshire S5 6AB

GUIDE PRICE £200,000 - £225,000*

VACANT COMMERCIAL

- Substantial high profile mixed use corner property
- Comprises vacant takeaway and storage with residential above
- 40 Shiregreen lane - prominent former Fish & Chip shop
- 1 Monckton Road - 176 sq m (1895 sq ft) with potential for a variety of uses
- Extensive residential with potential for splitting
- Modern roof covering including rear roof terrace
- Potential for a variety of uses (STP)
- Excellent potential offered

Accommodation

Takeaway Premises - 40 Shiregreen Lane

Sales area - 40.39 sq m

Kitchen - 14 sq m

WC

The property is listed as Shop and premises in the current rating list and has a Rateable Value of £4,400
Storage - 1 Monckton Road
176 sq m (1895 sq ft) comprising interlinked rooms offering potential for a number of uses

Residential Accommodation

First Floor

Entrance hall 6.10m x 3.49m

Living room 2.64 m x 5.63m

Bedroom 2.91m x 3.05m

Bedroom 2.93m x 1.92m

Bathroom/ WC 2.58m x 4.55m

Second Floor

Dining kitchen 5.68m x 4.70m

Bedroom 3.02m x 4.51m

Shower room/WC

The Site

The property occupies a corner plot of 297 sq m as shown on the adjoining plan

Planning

Interested parties are advised to make their own enquiries in respect of possible uses for the property

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Adrian Little
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SOLICITORS

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