

40 185 Fox Hill Road, Birley Carr, Sheffield S6 1HF**GUIDE PRICE £90,000–£100,000**

| VACANT SALES SHOP/FLAT

- **Substantial former Post Office premises**
- **Comprises Lock Up Sales Shop, Large three bedroom flat above**
- **Most recently operated as a Convenience Store**
- **Located in the heart of Birley Carr**
- **Potential for a variety of uses (subject to consent)**
- **Potential for owner occupation, investment or conversion**
- **Electric Roller Shutters, Air Conditioning, uPVC Double Glazing & Central Heating to the flat**

Ground Floor Sales Shop

Approximately 60m² with
Electric roller shutters to the
windows, Suspended ceiling & Air
Conditioning

Rear Hallway

WC 3.17m

Rear Entrance Lobby

Kitchen 6.58m²Store 8.9m²

First Floor Flat

Rear Entrance Lobby

Kitchen 3.16m x 3m

Sitting Room 4.96m x 4.34m Overall

Inner Lobby

Bathroom/WC

Rear Bedroom 4.10m x 2.91m

Front Bedroom 5.65m x 3.68m

Second Floor

Large Landing 4.05m x 2.73m with

Velux Window

Attic Bedroom 5.08m x 3.67m

Outside

Forecourt

Good sized garden area

Brick built store

EPC Rating

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

VIEWING

Strictly by appointment with the
auctioneers 0114 2760151

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

