

LOT **4**

43-45 Rushby Street, Page Hall, Sheffield,
South Yorkshire S4 8GN

GUIDE PRICE £125,000*
VACANT OFFICES & TENANTED HOUSE

- **Unique opportunity in the heart of Page Hall**
- **Comprises two storey former coach house and tenanted house**
- **Attractive vacant office accommodation of character**
- **Potential for ongoing office use or conversion (STP)**
- **Terraced house currently producing £400pcm (£4,800pa)**
- **Freehold site of 321 sqm**

45 Rushby Street

A double fronted end of terrace house let at £450 pcm by way of an established 6m Shorthold tenancy dated 14th June 2019. An informal agreement was made to reduce the rent to £400pcm"

Ground Floor

Entrance Hall
Sitting room
Dining Room
Kitchen

First Floor

Bedroom 1
Bedroom 2
Bathroom/WC

45 Rushby Street – Rear offices

An attractive brick built former coach house with office accommodation over two levels

and offering potential for ongoing use or conversion to residential (STP)

Ground Floor – 52.41 sqm

Office
Kitchen
Shower Room/WC
Store

First Floor – 45.55 sqm

2 Offices

Rating Assessment

The property is listed as "Office and premises" with a RV of £7,000

EPC Rating

Full copies of the EPCs will be available to view via our website

