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For Sale



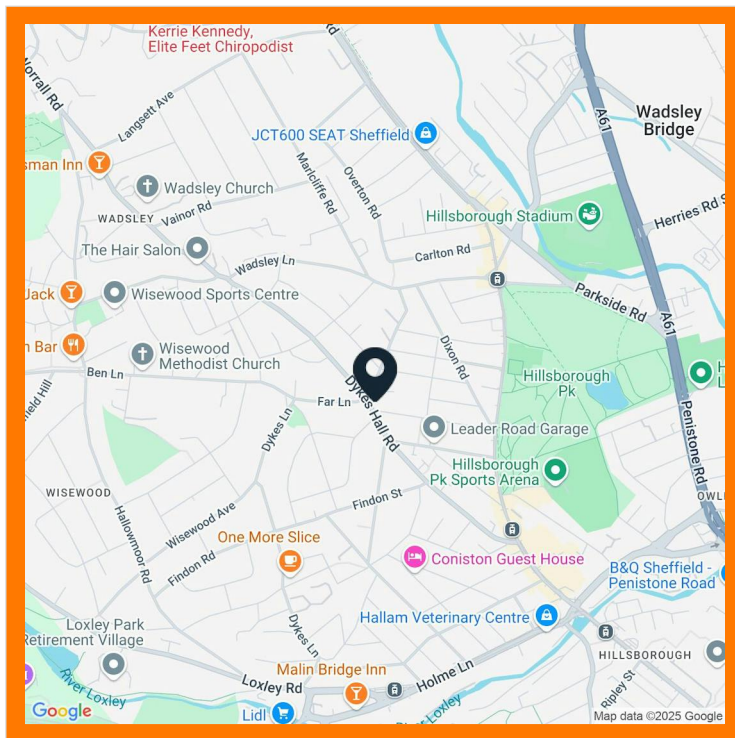
2 x Freehold Retail Investments in Hillsborough £150,000

182-184 Dykes Hall Road, Sheffield, S6 4GS

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- Two detached retail properties held on one freehold title
- Located on Dykes Hall Road, in the Hillsborough area of Sheffield
- Popular Sheffield suburb close to the main retailing location to Hillsborough centre
- 182 is let at £10,000 per annum and 184 is let at £4,160 per annum - Total gross income of £14,160 per annum
- May have development potential / alternative uses (subject to requisite consents)



Description

The property comprises two separate parts:

182 Dykes Hall Road

The property comprises a retail unit which is currently occupied by William Hill. The property is of brick construction with a pitched slate roof. The unit has glazed frontage.

Internally the property comprises a main sales area, two customer WC's, staff room and staff WC. The floors are concrete and there are suspended ceilings with LED lighting. We are informed a first floor section has been blocked off by the current tenant.

184 Dykes Hall Road

The property comprises a small café which is occupied by Rhythm 'n' Food. It has a small outbuilding to the rear. The main building has a flat felt roof (recently replaced), the outbuilding has a pitched slate roof.

Internally the property comprises a seating area with a kitchen/preparation area to the rear. There is a staff WC located within the outbuilding. It also has an external seating area to the front.

Location

The properties are located on Dykes Hall Road, on it's corner with Wynyard Road and close to Far Lane. The property is situated in a suburban area close to Hillsborough centre. Nearby occupiers include Tesco Express, barbers, sunbed shop and Dykes Hall Convenience Store. The area is predominantly residential in the wider area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 182 Dykes Hall Road - Ground Floor	1,458	135.45
Ground - 184 Dykes Hall Road - Ground Floor	490	45.52
Ground - 184 Dykes Hall Road - Rear store / WC	51	4.74
Total	1,999	185.71

Tenure

The property is offered for sale on a Freehold basis subject to the current tenancies stated within these details.

Freehold - Title Number SYK532447

Tenancies

182 Dykes Hall Road let as follows:

Tenant: William Hill Organization Ltd

Rent: £10,000 pa

5 year lease from 25th March 2024

Tenant break option on 24th March 2026

184 Dykes Hall Road lets as follows:

Tenant: Private individual

Rent: £4,160 pa

5 year lease from 3rd April 2020

Both tenants are long standing established tenants.

The total current approximate income is £14,160 pa. Further details are available by request.

Price

£150,000. We understand VAT is not payable on the purchase price. BEST OFFERS SOUGHT 24TH APRIL 2025!

Energy Performance Certificate

B (46)

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