

297-299 Ecclesall Road

Sheffield, S11 8NX

MJB
Commercial Property



FOR SALE

1,709 SQ FT
(158.77 SQ M)

PRICE ON APPLICATION

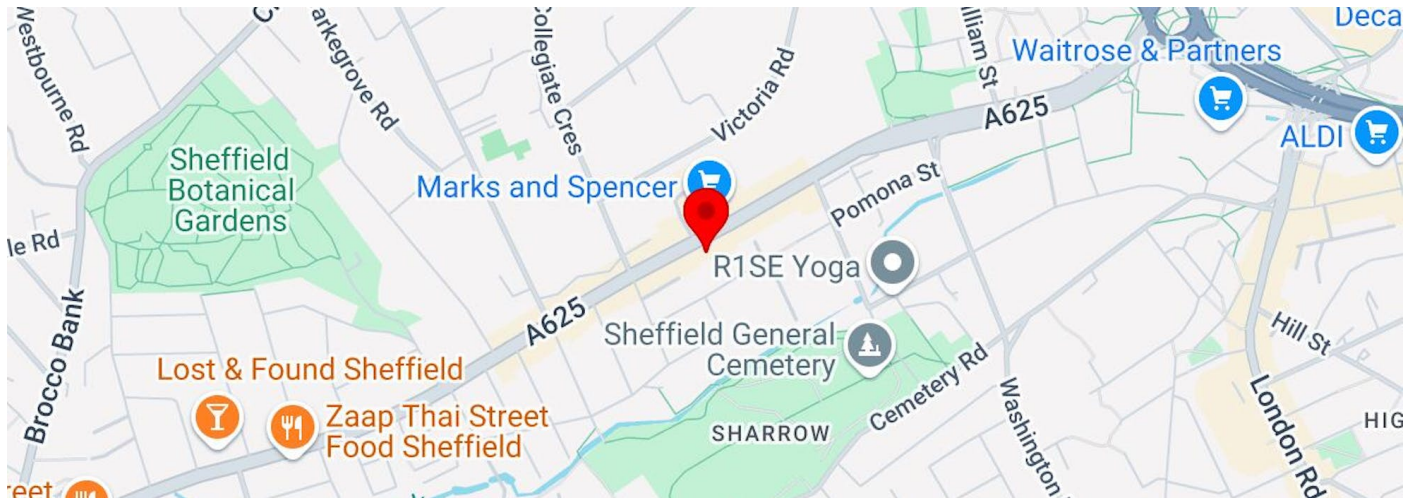
Prime Retail & Residential
Investment Opportunity

- Commercial and Residential Investment
- Prime Ecclesall Road Location
- Fully Income Producing
- Fixed Rental Uplifts

0114 282 3080
www.mjbcpc.co.uk

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Summary

Available Size	1,709 sq ft / 158.77 sq m
Price	Price on application
Rates Payable	£16,467 per annum Interested parties are advised to verify this information with the local Rating Authority.
EPC	Property graded as C-E (44-77)

Description

The property comprises a mid-terrace retail unit with three separate self-contained two bed flats above.

Location

The property is prominently located on Ecclesall Road (A625). Ecclesall Road is regarded as one of Sheffield's prime leisure pitches and is situated approximately 1 mile south-west of Sheffield city centre. Neighbouring occupiers include Kettle Black, Copa Caffe, Papa John's, Oliver Bonas, M&S, Starbucks, Uncle Sams, The Nursery Tavern amongst many others. Opposite is Sheffield Hallam University's Collegiate Crescent Campus.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,268	117.80
Ground - Store/Staff	441	40.97
1st - 297a	764.24	71
1st - 297b	570.49	53
1st - 297c	688.89	64
Total	3,732.62	346.77

Tenancies

The ground floor retail unit is currently let on a 10 year lease from August 2025 at a commencing rent of £30,000pa, rising to £33,000pa in year two and

rising again in year eight to £40,500pa.

The flats are let on a 12 month AST's as follows;

297a Ecclesall Road - 2 beds - £1,000 PCM
297b Ecclesall Road - 2 beds - £1,000 PCM
297c Ecclesall Road - 2 beds - £1,000 PCM

Business Rates/Council Tax

The premises have the following assessments:

297-299 Ecclesall Road - £33,000 RV
297a Ecclesall Road - CT Band A
297b Ecclesall Road - CT Band A
297c Ecclesall Road - CT Band A

Terms

Offers are being sort for the freehold interest. Further details can be obtained from the sole agents.

Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide identification documents.

Viewings

Strictly by appointment with the sole agents



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