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For Sale



VACANT FREEHOLD RETAIL PREMISES IN HANDSWORTH,
SHEFFIELD

Offers in the region of £55,000

2 Bramley Park Road, Handsworth, Sheffield, S13
8UA

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- Freehold retail premises
- Located in the Handsworth area of Sheffield
- Suitable for owner occupation, investment, etc
- One storey premises requiring refurbishment & modernisation
- Ideal for a small or new business operator



Description

The property is an end of terrace building of one storey, comprising a ground floor retail unit which has been part refurbished. There is a side access strip which is shared with the neighbouring properties for access.

Location

The property is located on Bramley Park Road in the Handsworth area of Sheffield, approximate 5 miles south east of Sheffield city centre. The property is located on a local shopping parade serving the surrounding residential catchment. The property is located at the end of the parade and close to a variety of other local traders, including Best Kebab Shop, Carnival Tattoo, Rainbow Chinese Takeaway, Hairdesign, AUR Cosmetics & Aesthetics, and Premier Convenience Store.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	307	28.52
Total	307	28.52

Rateable Value

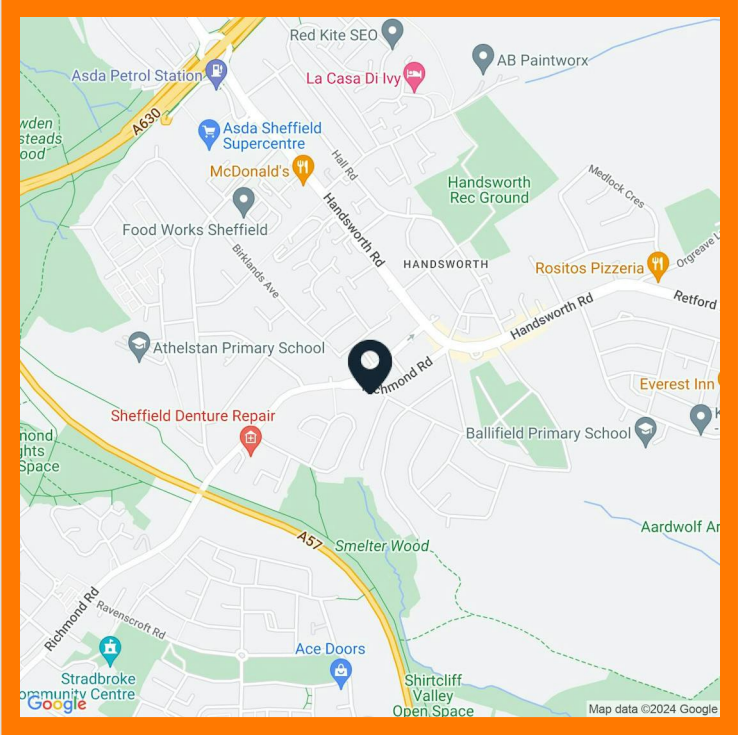
The premises is listed with a rateable value of £3,100. Therefore an ingoing occupier / tenant should qualify for small business rate relief depending on circumstances.

We would strongly advise interested parties to verify the rateable value with the local rates office.

Planning

We anticipate the current planning consent is Class E (previously A1 Retail), although we have not sought confirmation from the local Planning Authority on this and note no recent planning history related to the property.

We would anticipate the property may have potential for a range of possible retail / service uses, although we would advise interested parties verify this with the local planning authority.



Tenure

Freehold. Title Number: SYK135275. The ground floor retail premises will be offered vacant.

We understand the property benefits from a small ground rent amount for the benefit of the freehold interest, which also includes 8, 10 and 12 Bramley Park Road, which are sold off on long leasehold interests. Further information is available by request.

Price

Offers in the region of £55,000. We are informed VAT is not payable on the price.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (105)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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