SMC Brownill Vickers

For Sale



Vacant former takeaway premises with upper floors located in Bents Green area of Sheffield

£150,000

290 Ringinglow Road, Sheffield, S11 7PX

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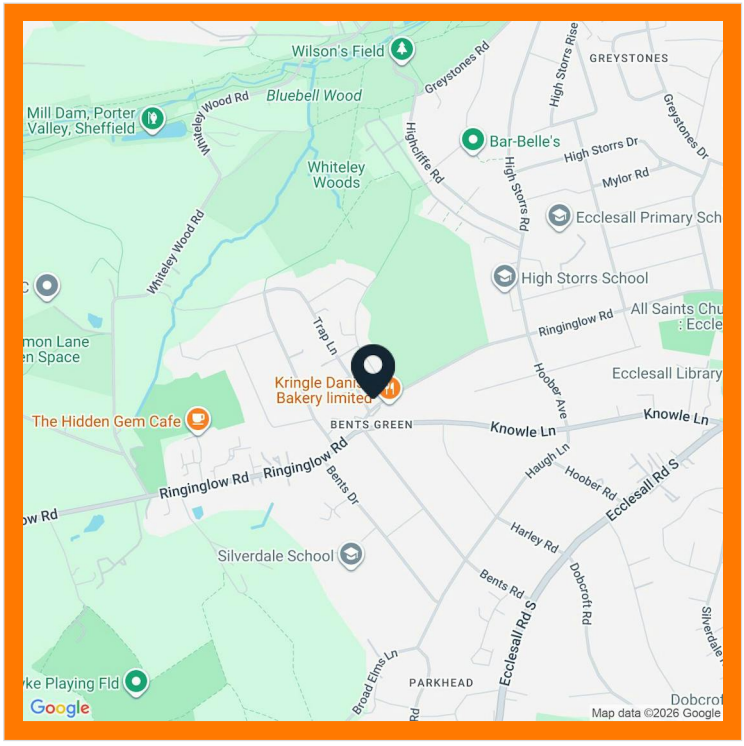
- Former ground floor takeaway premises and upper floors
- Located on Ringinglow Road in Bents Green area of Sheffield
- Offered on long leasehold basis
- In need of refurbishment / modernisation
- Excellent opportunity for owner occupation / investment / reconfiguration

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Description

The property is a mid-terrace three-storey building believed to date from the early 20th century, of brick construction with a pitched slate-covered roof with a flat-roofed box dormer. The property was previously trading as a Chinese takeaway with ancillary / residential accommodation above.

To the ground floor is a retail unit with a full-width shopfront, single glazed display window and entrance door under a projecting fascia.

Ground floor includes a front sales area, rear commercial kitchen/preparation area with extraction canopy and galvanised flue rising up the rear elevation. To the rear a lobby and service area.

The first floor includes a front room, a second room to the rear with casement window, separate WC, second WC/washroom with basin, and a shower cubicle.

To the second floor is a dormered attic room.

Externally is a small rear yard. There is a separate side access into the rear of the ground shop area.

Location

The property occupies a prominent position fronting Ringinglow Road within the Bents Green district of South West Sheffield. It forms part of a well-established neighbourhood retail parade close to the junction with Knowle Lane, serving a large local catchment that includes the neighbouring suburbs of Ecclesall, Greystones and Fulwood.

Sheffield city centre is approximately 3 miles to the north east. Ringinglow Road is a main arterial route linking South West Sheffield with the Peak District National Park, giving the parade a steady flow of passing traffic in addition to its local customer base.

The parade benefits from a strong mix of established occupiers, including Kringle Danish Bakery, Costcutter and a pizzeria, alongside a range of independent local retailers. High Storrs School is located nearby, generating further footfall throughout the day.

Accommodation

The accommodation comprises the following areas (Net Internal Area basis):

Name	sq ft	sq m
Ground - Front Sales Area	199	18.49
1st - Front Room	212	19.70
1st - Side Room	138	12.82
1st - Kitchenette	47	4.37
2nd - Attic	262	24.34
Ground - Kitchen / Preparation area	271	25.18
Total	**1,129**	**104.90**

Planning

The property has established use as a hot food takeaway (Sui Generis) with ancillary / residential accommodation above. We anticipate the property may have potential for a variety of uses subject to planning. We suggest interested parties make independent enquiries to establish whether their planning use is suitable.

Rating Assessment

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 290, Ringinglow Road, Sheffield, S11 7PX
Description: Shop and premises
Rateable Value: £10,250

Small business rate relief should apply for ingoing occupier (depending on status).

The upper floors are within Band A for council tax purposes.

We advise interested parties to verify by contacting the local rates office.

Tenure

Long leasehold. The property is held under a lease dated 5 August 1932 for a term of 800 years from 24 June 1929 (approximately 702 years unexpired) at a ground rent of £5 per annum. Title number YWE39162. The property is offered with vacant possession. Further information available by request.

Price

£150,000. We understand the property has not been elected for VAT and therefore VAT should not be payable on the purchase price; however, interested parties should satisfy themselves as to the VAT position.

OFFERS DEADLINE 20TH November 2026!!

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Energy Performance Certificate

upon Enquiry

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