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For Sale



Shop & Flat Investment in Crookes area of Sheffield £160,000

17-17a Crookes, Sheffield, S10 1UA

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- Located in Crookes, a popular residential suburb of south west Sheffield
- Current income of £11,500 pa
- GF let to an individual t/a as a barber shop at £5,000 pa. Separate 2 bed flat let at £525pcm (£6,300 pa)
- Approximately 2 miles west of Sheffield city centre
- Potential to increase income (i.e. following modernisation / refurbishment of the flat)



Description

The property is a stone fronted traditional mid terrace property with side and rear elevation of brick, with a concrete pitched roof. There is a single store rear extension. The property was built around the early 20th century.

The property comprises a ground floor retail unit to the front (currently let as a barbers), with a self contained 2 / 3 bedroom flat over part ground floor, first floor and attic levels.

The ground floor retail part provides a front sales area with a floor to ceiling shop window frontage. There is a rear WC to the rear of the unit.

The flat is accessed via a side alleyway, with an entrance via the rear one storey extension to a living room area, and then into the kitchen area at ground floor level. An internal staircase provides access to the first floor, which includes a front bedroom, rear bathroom and rear bedroom / study. To the attic is a further bedroom.

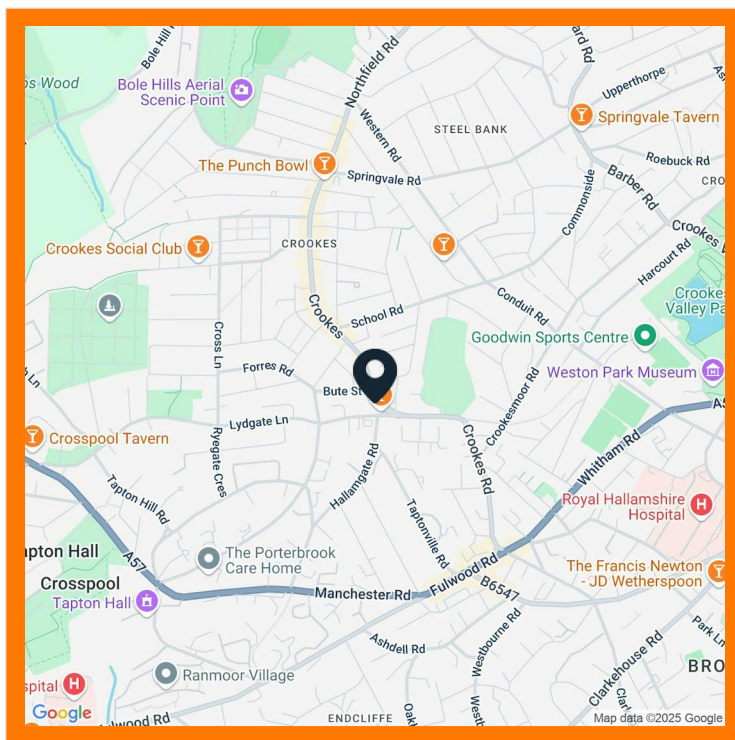
There is a gas boiler (ideal boiler) in the kitchen. The property includes radiators, upvc windows, mix of floor coverings and generally requires modernisation and overhaul.

Externally there is a small rear yard to the flat. There is off street parking to the front of the property and side roads.

Location

The property is located on the southern part of Crookes, in a section with a small parade of retail units, which generally have residential above. The location is approximately two miles from Sheffield city centre. The area is close to Broomhill and within reasonable access to other south west Sheffield locations.

The area historically has been popular with students, owner occupiers and young professionals. There are a mix of local traders nearby including a lingerie shop, café and convenience store. Further up the street is the main Crookes retailing area with various retailers, cafes, restaurants and Public Houses.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop Sales Area	179	16.63
Ground - Flat Rear Lounge Area	104	9.66
Ground - Kitchen Area	140	13.01
1st - Front Bedroom	142	13.19
1st - Rear Office	65	6.04
2nd - Attic Bedroom	128	11.89
Total	758	70.42

Tenure

The property is held on a Long Leasehold basis, 750 years from 29th September 1900.

Tenancy Details

The ground floor shop at 17 Crookes is let on a small business retail lease at £5,000 pa and the tenant is currently holding over.

The 2 bed flat at 17a Crookes is let on the basis of an AST to a private individuals holding over at £525pcm (£6,300 pa).

Further details are available by request.

Price

£160,000. We understand VAT is NOT payable on the purchase price.

Business Rates

Rateable Value of £3,450

Energy Performance Certificate

Property graded as C-D (60-60)

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