SMC Brownill Vickers

For Sale

Freehold Retail investment located in Hillsborough Centre

Offers in the region of £105,000

65 Middlewood Road, Sheffield, S6 4GW

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- Butcher shop investment in Hillsborough centre, Sheffield
- Retail accommodation over ground and first floor levels
- New 5 year lease recently signed (February 2029) - no tenant break (long standing tenants)
- Income rising to £11,440 pa
- Busy retailing location in the centre of Hillsborough, Sheffield

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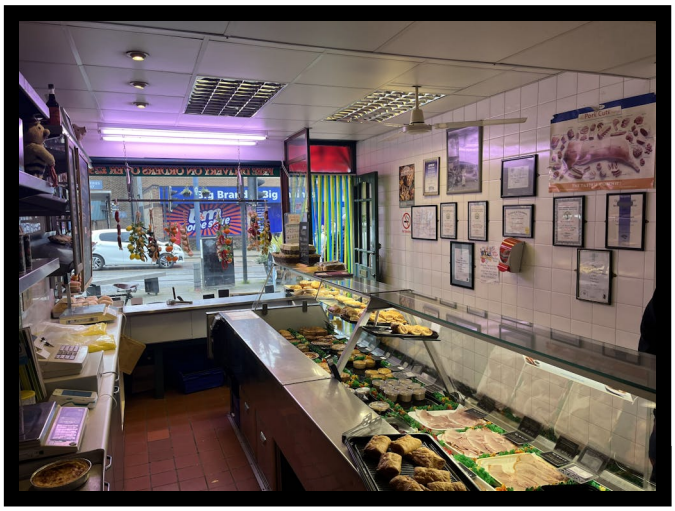

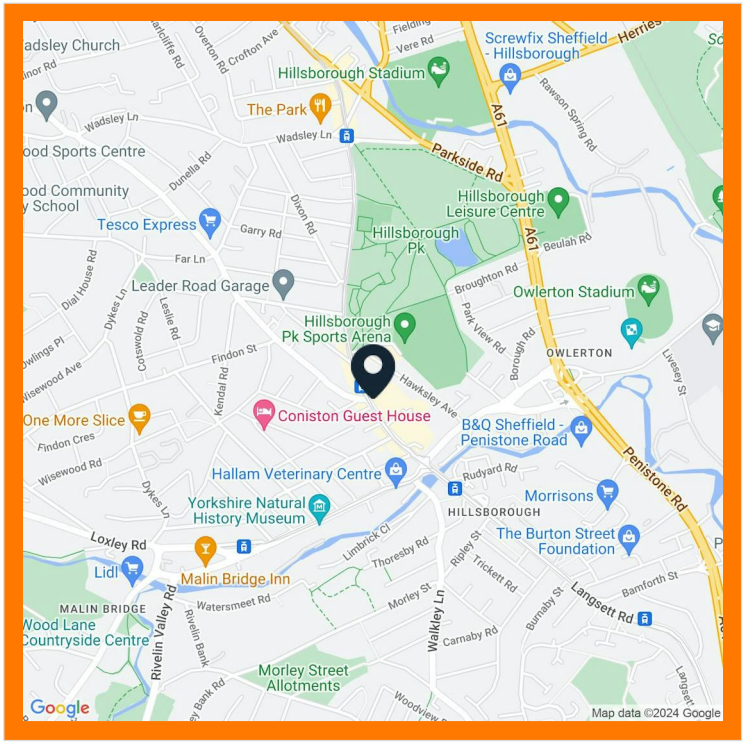

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	208	19.32
Ground - Rear Area	66	6.13
Ground - Preparation Area	483	44.87
1st - Storage	212	19.70
Total	**969**	**90.02**

Description

The property comprises an inner terrace lock up shop that we estimate dates from the late 19th century. The property is of traditional brick construction surmounted by a pitched slate roof. To the rear is a brick built, single storey flat roofed extension that we are informed was constructed in the 1970's. The property has timber framed single glazed windows and shop front.

Internally the property has been used as a butcher's shop for an extended period of time. To the front is a sales area with a rear kitchen and prep area set to the rear with large built in fridges and freezers. Stairs provide access to the first floor which comprises a front office with rear WC and store area. Externally the property has a rear fire exit.

Location

The property is located in the Hillsborough area of Sheffield, a popular suburb located approximately 2 miles north west of Sheffield city centre.

Hillsborough is typically made up of period terrace and semi-detached houses along with modern infill. The area is popular with owners and renters as it has good transport links via a number of bus services and the Sheffield Supertram.

The property is situated on the east side of Middlewood Road near its junction with Dykes Hall Road. It forms part of an established district retail centre with a number of local and national tenants. Nearby occupiers include B&M Bargains, Morfitt Smith estate agents, Rubys café and Sun Kiss beauty salon amongst others.

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 65, Middlewood Road, Sheffield, S6 4GW
Description: Shop and premises
Rateable Value: £7,000

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Tenure

The property is offered for sale on a Freehold basis subject to the existing occupational lease.

Freehold Title Numbers – SYK636706 & SYK674641

Tenancy

Lease Dated: 12th March 2024
Tenant: Private individual
Term: 5 year lease from 1st March 2024
Rent:
Year 1: £5,876 pa
Year 2: £7,280 pa
Year 3: £9,360 pa
Year 4: £10,712 pa
Year 5: £11,440 pa

Further details are available by request.

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (72)

Viewing

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

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