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For Sale



Prime mixed-use investment in a busy parade with two commercial units and a two-bedroom flat above.

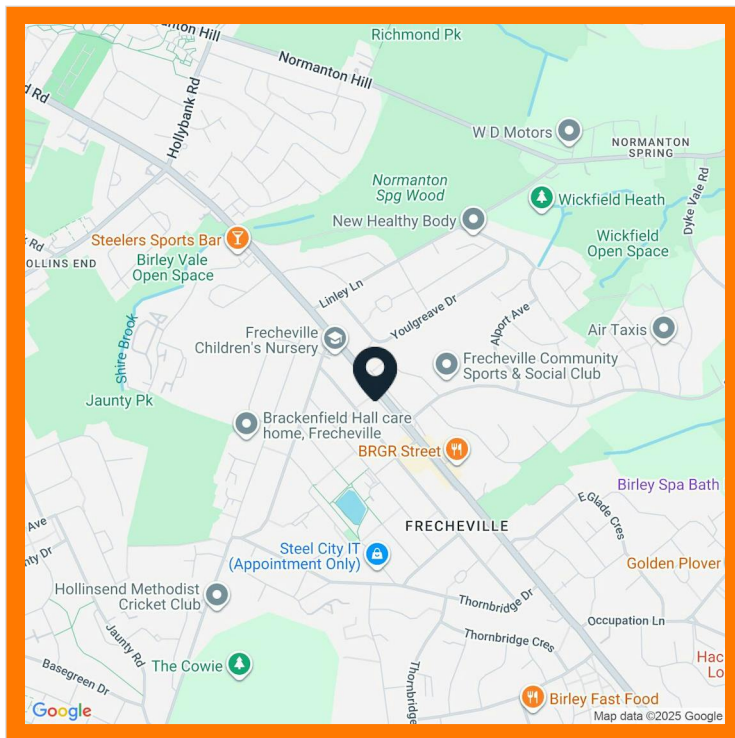
Offers in excess of £275,000

38 Birley Moor Road, Sheffield, S12 4WD

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- Mixed-use investment
- A total annual income of £13,440
- Potential for rental uplifts
- Popular Sheffield suburb
- May have development potential / alternative uses (subject to requisite consents)



## Description

A well-presented end-terrace mixed-use investment property, occupying a prominent position within a popular and established parade. Dating from the 1960s and constructed in traditional brick beneath a pitched and hipped tiled roof, the property offers a strong, reliable structure with modernised frontage including uPVC double glazing and aluminium-framed shopfronts.

The ground floor provides two fully self-contained commercial units, both benefitting from strong local footfall and excellent visibility. The smaller unit is occupied by a nail salon, while the larger unit is fitted out as a barbershop, both offering attractive income streams.

A separate entrance leads to the first floor, where a spacious and well-maintained two-bedroom flat occupies the entire upper level.

This is a mixed-use property in a good location with secure commercial tenants and a self-contained two-bed flat. It's low-maintenance and currently generates a strong income of £24,940 a year with scope to increase that.

## Location

The property is located in the Frecheville area of Sheffield located towards the south east of the city centre circa 5 miles distant. The property forms part of a parade of similar units in an elevated position on the south west of Birley Moor Road. Birley Moor Road provides access to the outer Sheffield suburbs of Mosborough, Waterthorpe and Eckington. The area is one of mixed use with commercial, service sector retailing and residential occupiers.

## Accommodation

The accommodation comprises the following areas:

| Name                   | sq ft        | sq m          | Availability |
|------------------------|--------------|---------------|--------------|
| Ground - Nail Salon    | 270          | 25.08         | Available    |
| Ground - Barbershop    | 383          | 35.58         | Available    |
| 1st - Residential Flat | 565          | 52.49         | Available    |
| <b>Total</b>           | <b>1,218</b> | <b>113.15</b> |              |

## Tenure

The property is held on a Freehold basis:  
Title Number: SYK447416

## Tenancy Details

Tenancy Schedule

- 38a Birley Moor Road - Let to a private Individual - 20-year lease from March 2025 with a 5-year break clause, producing £6,900 per annum
- 38b Birley Moor Road- (Barbershop) - Vacant
- 38c Birley Moor Road- First-Floor Residential Flat - Let on AST at £6,540 per annum

## Price

£275,000. We understand VAT is not payable on the purchase price.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party

## Energy Performance Certificate

Upon Enquiry

**Isaac Clayton**

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