

SMC
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For Sale



TRADE COUNTER / RETAIL / OFFICE / WAREHOUSE
WITH DEVELOPMENT POTENTIAL

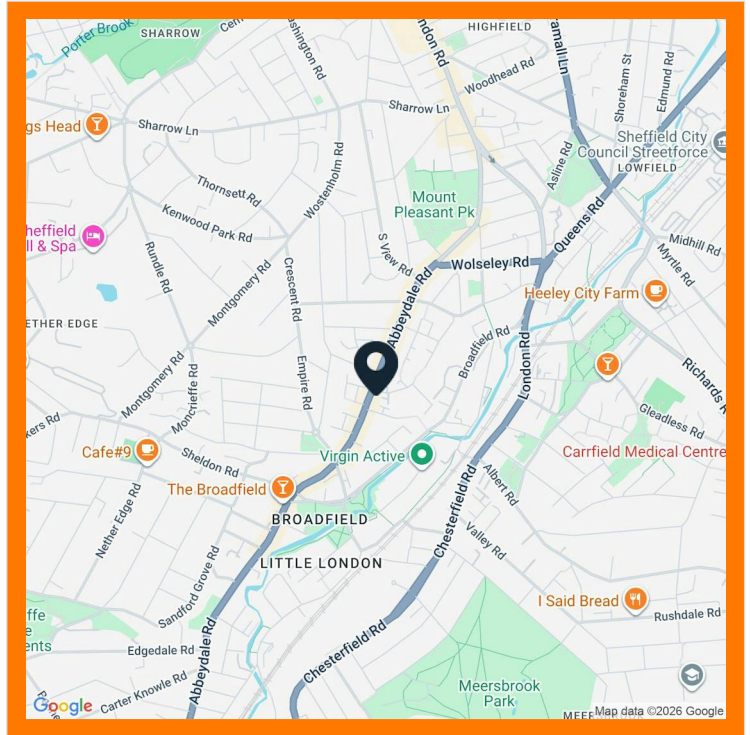
£400,000

323-325 Abbeydale Road, Sheffield, S7 1FS

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- Excellent corner position on Abbeydale Road, Sheffield
- Ground floor trade counter, office and warehouse, plus car park - offered vacant
- First & second floor let to Hedgerow Publishing Ltd - potential for future redevelopment (STP)
- Substantial freehold property within a site area of 0.26 acres (11,325 sq ft)
- Potential for owner occupation, investment, and development / reconfiguration (STP)



Description

The property is a corner positioned premises which includes a ground floor retail / trade counter with a series of offices, and rear warehouse extension. The upper floors have a separate front entrance from Abbeydale Road and are currently used as offices and storage.

There is a substantial tarmac and brick paved rear car park / yard with security fencing. Access to the car park is via Aizlewood Road.

Location

The property is located on Abbeydale Road (A621) in Sheffield. The property is located on the corner of Abbeydale Road and Aizlewood Road. The location has become a popular area with a eclectic mix of eateries, bars, shops and amenities in the area.

Abbeydale Road is a busy road route in and out of Sheffield city centre, towards Sheffield's south west suburbs. The property is within close vicinity to Netheredge and Meersbrook, with Woodseats located one mile up the road, and Sheffield city centre is approximately just under 2 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 323 Abbeydale Road - Main Building	1,563	145.21
Ground - 323 Abbeydale Road - Warehouse	1,518	141.03
Ground - 323-325 Abbeydale Road (Entrance / Store)	158	14.68
1st - 323-325 Abbeydale Road (FF Store & Offices)	722	67.08
2nd - 323-325 Abbeydale Road (Second Floor)	487	45.24
Total	4,448	413.24

Rateable Value

There are two rating assessment listed for the property.

- 1.) 323, Abbeydale Road, Sheffield, S7 1FS - Rateable Value of £12,500
- 2.) Over 323-325, Abbeydale Road, Sheffield, S7 1FS - Rateable Value of £9,300

Planning

The ground floor part of the premises has most recently been occupied by a printing business as a trade counter / retail with offices and warehouse storage. The upper floors occupied for office and storage. We are of the view the property has good potential for a variety of commercial or residential uses (STP), and we would recommend interested parties seek professional advice.

Tenure

The property is held on a freehold basis and long leasehold basis. Title numbers include SYK374413 (Freehold), SYK466050 (Freehold), SYK176548 (Leasehold), and SYK117579 (Leasehold). The long leasehold parts are held on 800 years from 25th March 1880.

Tenancies

Ground Floor at 323 Abbeydale Road and rear land & car park will be offered vacant.

325 Abbeydale Road (known as ground floor entrance, first floor and second floors). Let to Hedgerow Publishing Ltd. Tenant is currently holding over under the Landlord & Tenant Act 1954. Rent: £6,000 pa.

Price

£400,000. We are informed VAT is NOT payable on the purchase price. CLOSING DATE FOR BEST OFFERS AT 5PM ON FRIDAY 29TH MAY 2026.

Identity Checks

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

Business Rates

Rateable Value of £12,500

Energy Performance Certificate

Property graded as C-E (61-113)

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