

SMC
Brownill
Vickers

For Sale



Two Storey Freehold Retail Premises & Rear Garage
offered with Vacant Possession in Wadsley Bridge
area of Sheffield

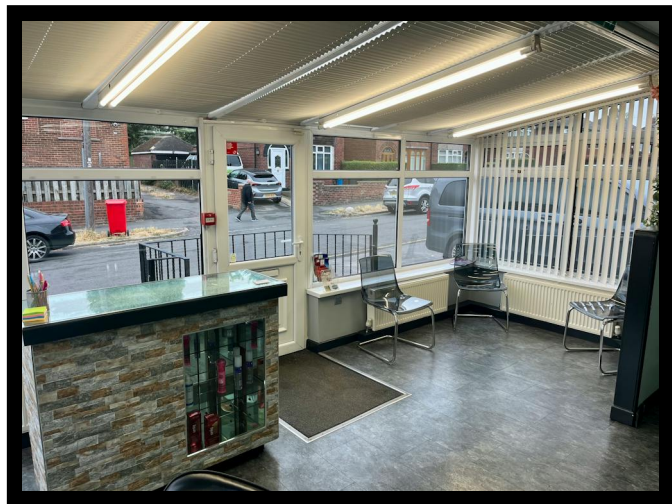
£175,000

88 Halifax Road, Sheffield, S6 1LH

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Freehold two storey retail / commercial premises offered with vacant possession
- Located on the corner of Halifax Road & Avisford Road in Wadsley Bridge area of northern Sheffield
- Most recently used as hair & beauty salon – potential for a variety of other uses (STP)
- Includes a rear garage / yard area
- Suitable for owner occupation in full or part, reconfiguration or investment



Description

The property is an end terrace two storey property which has most recently been used entirely for commercial purposes (as a hair & beauty salon). The property is of brick construction, UPVC rainwater goods, tiled roof and was built in the mid 20th century.

The property is accessed via a side or front entrance, with the accommodation to the ground floor including a sales area, front sales area, rear kitchenette, and WC facilities. There is a front internal staircase leading to the first floor, which includes 2 x front treatment rooms, rear treatment room, kitchenette, and WC facilities / shower. The property includes vinyl flooring, radiators, spot lights, painted walls, and double glazed windows.

There is a basement storage area. To the rear is an external garage and yard area which is accessed via the left side of the property.

The property benefits from water, gas, electricity and drainage (services not tested).

Location

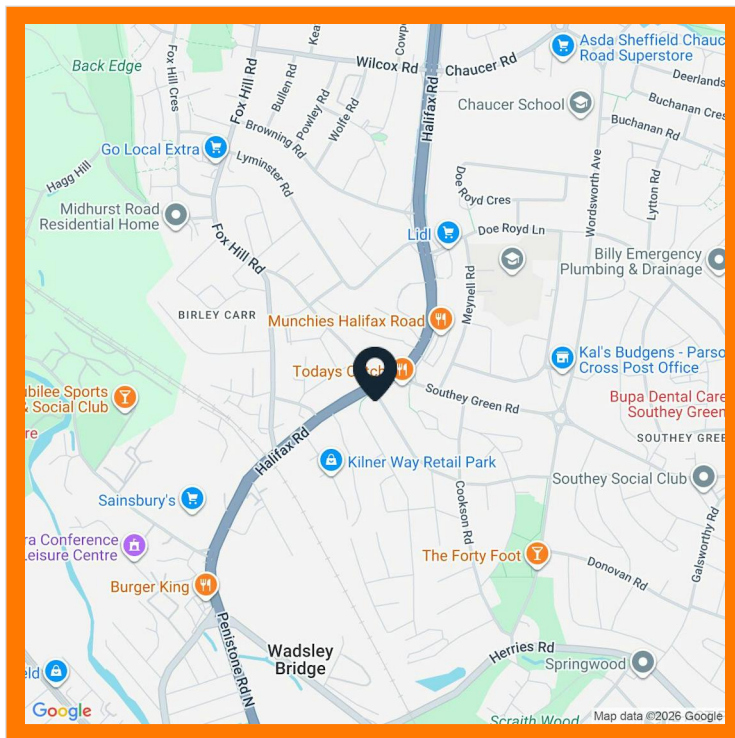
The property is located on Halifax Road (A61) on it's junction with Avisford Road, which is a key route into and out of Sheffield city centre from Sheffield's northern suburbs. The property in the Wadsley Bridge area of Sheffield which is approximately three miles from Sheffield city centre and in close proximity to the Hillsborough area.

There is a wide variety of national and local retailers within the area including One Stop, Pizza Hut, Papa Johns and various local traders such as barbers, a gift shop, fish & chips takeaway, etc.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Area	129	11.98
Ground - Sales Area	265	24.62
Ground - Kitchenette	61	5.67
1st - Front Treatment Room 1	60	5.57
1st - Front Treatment Room 2	92	8.55
1st - Rear Treatment Room	80	7.43
1st - Kitchenette	65	6.04
Basement	146	13.56
Outdoor - Garage / Store	189	17.56
Total	1,087	100.98



Planning

The property benefits from use as a hair and beauty salon (planning granted 20th March 2019 with ref 19/00341/FUL). We anticipate the classification now comes under Class E planning use given the use and 2020 changes. We would envisage the property may have potential for a variety of other 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: 88 Halifax Road, Sheffield, S6 1LH
Description: Hairdressing salon and premises
Rateable Value: £5,600

Small business rate relief should apply for ingoing occupier (depending on status). We advise interested parties to verify by contacting the local rates office.

Tenure

The property is offered for sale on a Freehold basis with vacant possession basis. Freehold - Title Number SYK142215.

Price

£175,000. We are informed VAT is NOT payable on the purchase price.

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

C (62)

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

