



Well Located Retail Premises

89 Abbeydale Road, Sheffield, S7 1FE

For Sale

- Comprising a total of 1,108 sq ft (102.94 sq m)
- Retail premises over Ground, First and Second Floors
- Having useful basement stores
- Previously trading as The Rude Shipyard
- Offers in excess of £150,000 for the freehold interest

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The property fronts Abbeydale Road, being one of the arterial routes in Sheffield City Centre, some half a mile in distance.

The property is located to benefit from easy vehicular access on Abbeydale Road (B6108), but also Staveley Road for deliveries etc.

The property is located in a well established retail parade, to suit a variety of occupiers.

Description

The property provides an end terrace two storey property, having a double front shop front. Internally, the ground floor is configured to have open plan retail, currently having counter and access to the rear comprising, kitchens, WC and access to Staveley Road.

Internal stairs lead to First Floor, currently configured to provide additional seating, having two good sized rooms, with a further room to the attic, currently used as an office.

Internally, the stairs at ground floor, provide access to the basement, which is used as dry storage.

Accommodation

We understand that the property comprises the following areas:-

Description	Sq M	Sq Ft
Ground Floor	26.40	284
1 st Floor	33.89	365
2 nd Floor	22.65	244
Basement	20.00	215
Total	102.94	1,108

Quoting Terms

We are seeking offers of £150,000 exclusive for the freehold interest.

EPC

The property has the following EPC Rating – C65.

Business Rates

We understand that the property has the following rateable value: £2,650.

Therefore small business rates relief may apply.

VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own costs incurred in any transaction.

Anti-Money Laundering Regulation

In accordance with Anti Money Laundering Regulations, evidence of identity and the source of funding will be required from the successful purchaser prior to instructing solicitors. Further information is available on request.

Viewing & Further Information

Please contact Sole Agent:

Ben White – Knight Frank
Tel – 0114 272 9750
ben.white@knightfrank.com

Brochure: 17 June 2019

Photograph: June 2019

Important Notice

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