

PART TENANTED INVESTMENT

FOR SALE



61 Baslow Road, Trolley Rise, Sheffield  
S17 4DL

Eddisons

# 61 BASLOW ROAD

TOTLEY RISE, SHEFFIELD, S17 4DL



Agreement

For Sale



Detail

Part Tenanted Investment



Price

£170,000



Size

63.1 sq m (679 sq ft)



Location

Sheffield, S17 4DL



Property ID

751.1234091

**For Viewing & All Other Enquiries Please Contact:**

**PAUL ODDY**

**BA (Hons)**

**Director**

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## Property

The property comprises a ground and lower ground floor tenanted retail unit with vacant first and attic floor offices above.

The vacant upper floors are suitable for conversion to residential accommodation (subject to permitted development rules) and could provide a self-contained one bedroom flat.

Mirage Electronic Cigarettes occupy the lower floors which provide retail, kitchen, WC and storage accommodation. The upper floors currently provide one open plan office to the first floor and a second office to the attic with velux window.

There are 4 hard surfaced parking spaces to the rear.

## Energy Performance Certificate

Rating: D(94)

## Services

We understand that mains water, electricity gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Retail	20.2	217
Lower Ground Floor		
Stores	7.7	83
Kitchen	7.5	80
WC	-	-
First Floor		
Office	19.0	205
Attic		
Office	8.7	94
Total NIA	63.1	679

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Shop and Premises  
**Rateable Value:** £5,200

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **For Sale Freehold**.

## Price

**£170,000**

## VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

## Tenancies

We understand the retail unit is occupied by way of an expired occupational lease for a period of 6 months from 1 January 2025 at a current rent of £10,200 per annum exclusive. The upper floors are currently owner occupied.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on Baslow Road (A621) close to its junction with Abbeydale Road South, approximately 3 miles south west from the City Centre in the suburb of Topley Rise. This is an established and popular residential location.







