



131 Wortley Road, High Green, Sheffield  
S35 4LS



BTG  
Eddisons

# 131 WORTLEY ROAD

HIGH GREEN, SHEFFIELD, S35 4LS



Agreement

For Sale



Detail

Retail with Residential Potential



Price

£125,000



Size

65.2 sq m (703 sq ft)



Location

Sheffield, S35 4LS



Property ID

751.1235213

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

**PAUL ODDY**

**BSc (Hons)**

**Director**

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## Property

The property comprises a mid terraced retail unit with self-contained first floor office accessed via a metal staircase to the rear. The premises are of traditional stone construction beneath a double pitched slate covered roof and flat roof covering to the retail frontage. There is a modest garden area to the rear.

## 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	22.6	243
Prep Area and Cold Store	18.9	195
First Floor		
Kitchen	13.9	150
Office	10.6	115
WC	-	-
Total NIA	65.2	703

## Energy Performance Certificate

Available from the agents upon request.

## Services

We understand that mains water, electricity 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.

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Shop and Premises  
**Rateable Value:** £5,000

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

**£125,000**

## VAT

We understand that VAT is not to be charged on the purchase price. Interested parties are recommended to take their own professional advice.

## Legal Costs

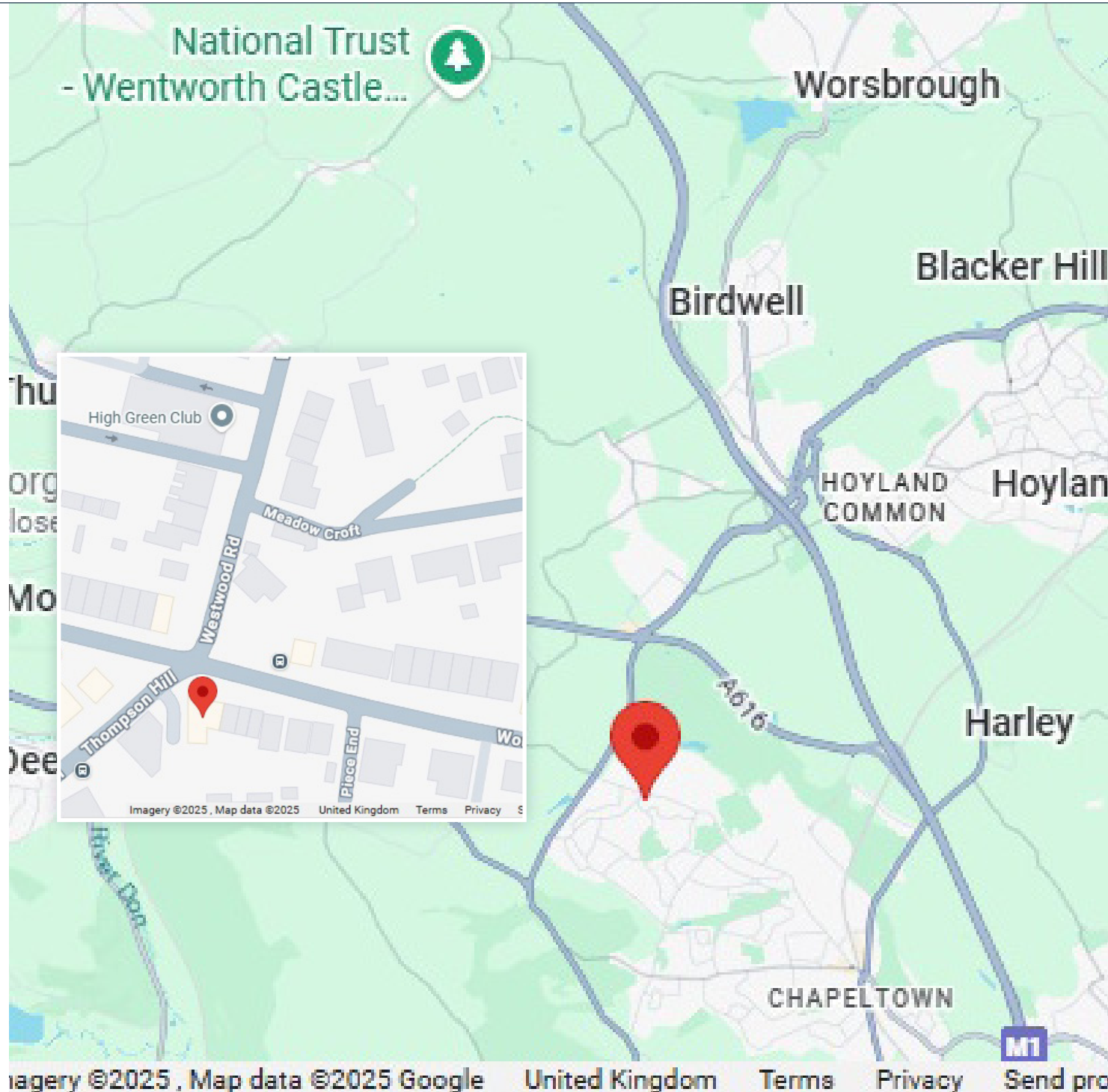
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## 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 situated to the south side of Wortley Road in the Sheffield suburb of High Green. This is an established and popular residential location immediately to the east of the A61 Penistone Road and half a mile west of Junction 35 of the M1 Motorway.





Google Maps



