



58 High Street, Beighton, Sheffield
S20 1ED

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Beighton, Sheffield, S20 1ED



Agreement

For Sale



Detail

Multi-Tenanted
Commercial Premises



Price

£220,000



Size

210.0 sq m (2,260 sq ft)



Location

Sheffield, S20 1ED



Property ID

751.1243247

For Viewing & All Other Enquiries Please Contact:

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Property

The property comprises a detached two storey brick built multi tenanted commercial property beneath a double pitched slate covered roof. Externally the property has a hard surfaced car park to the front, both side and rear for 9 cars.

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 E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Energy Performance Certificate

Available from the agent upon request.

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 ²	ft ²
Ground Floor		
Baytan – Reception and 6 Treatment Rooms	112.9	12.5
WC's	–	–
Dimbley and Dale		
Store	9.3	100
First Floor		
Dimbley and Dale		
4 Offices, Reception and Kitchen	87.8	945
WC's	–	–
Total NIA	210.0	2,260

Rates

Charging Authority: Sheffield City Council
Description: See Below
Rateable value: See Below
Period: From 1 April 2026

Area	Description	Rateable Value
Ground Floor	Shop and Premises	£8,300
First Floor	Office and Premises	£9,500

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

We understand the tenure to comprise of a Freehold Interest.

Tenancies

We understand the property to be sold by way of a Freehold sale and leaseback. The ground floor is to be let at a rent of £9,000 per annum exclusive for a term of 7 years with rent review at year 5. The first floor is to be let at a rent of £7,000 per annum exclusive for a term of 7 years with rent review at year 5 also.

Alternatively a sale with full vacant possession provided may be considered.

Price

Asking Price – £220,000

VAT

VAT will not be charged in addition to the purchase price at the prevailing rate.

Legal Costs

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

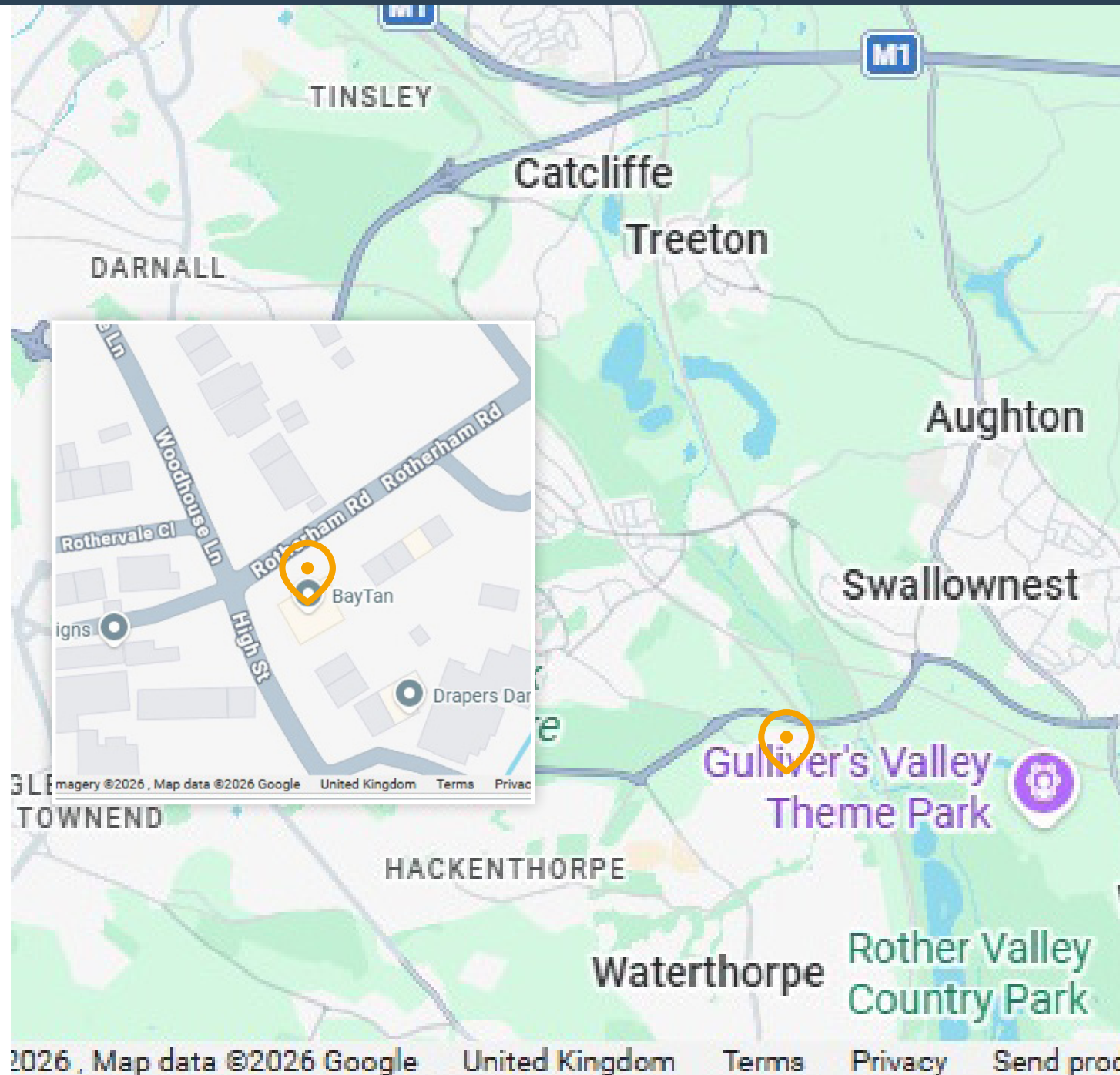
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

The property is located to the east side of High Steet at its junction with Woodhouse Lane and within 100 yards of the railway level crossing on Rotherham Road in the Sheffield suburb of Beighton.

Junction 31 of the M1 Motorway is 5 miles to the east via the A57.





Google Maps



