



FOR SALE

Part income producing investment with vacant first floor flat

230-232 MANCHESTER ROAD, DEEPCAR, SHEFFIELD, S36 2RF

- **Asset management opportunity**
- **Part income producing (£6,000 per annum)**
- **Vacant first floor flat**

Freehold £190,000 exclusive

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

A detached stone fronted mixed use premises situated prominently on Manchester Road, within the village of Deepcar, which is approximately 9.5 miles north-west of Sheffield city centre

The property benefits from the retail shop being let on a five year term at a passing rent of £6,000 per annum, exclusive.

The first floor is arranged as a large three bedroom flat, currently vacant with a 2024 installed boiler.

To the west elevation the property has a car port suitable for three cars (tandem parking). At the rear the property benefits from a rear courtyard and garden.

ACCOMMODATION

The accommodation is summarised as follows:-

Lower Ground Floor	438 sq. ft.
Ground Floor	728 sq. ft.

First Floor Flat
FRONT BED No.1 13'11" x 12'4"
REAR BED No.2 15'1" (max.) x 11' (max.) with loft access
FRONT BED No.3 11' x 8'7"
LOUNGE 16' x 15'10"
KITCHEN 10'8" x 10'8"
BATHROOM 10'7" x 7'8"

SERVICES

Mains water, drainage, electricity and gas are connected.

BUSINESS RATES

Retail shop
Uniform Business Rate 2025/2026: 49.9p in the £

Rateable Value: £11,000.00

Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Council Tax Banding

First Floor Flat – Council tax band A.

TENURE

Freehold

Retail Shop – Let on a five year term at £6,000 per annum exclusive, payable monthly.
First Floor Flat - vacant possession available on completion

VAT STATUS

The property is not elected for VAT.

PRICE

£190,000 exclusive

LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

PLANNING

The unit has the benefit of planning permission for retail and residential.

Interested parties should make their own enquiries via the Local Authority's Planning Department.

ENERGY PERFORMANCE CERTIFICATE

The property has Energy Performance Certificate's with the retail shop holding a rating of D (82) and the first floor flat holding a rating of D (61).

VIEWING

Strictly by prior appointment with Wilbys.

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