



16 Hickmott Road, Sharrow Vale, Sheffield, S11 8QF



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Sharrow Vale

Asking Price

£225,000

An excellent investment property, in this very busy and popular location, in a parade of shops between Sharrowvale Road and Ecclesall Road comprising a GROUND FLOOR LOCK UP RETAIL UNIT and to the rear, a THREE BEDROOM TERRACE INVESTMENT PROPERTY let on a long term regulated tenancy.

The location has a very popular hub of independent shops with occupiers including delis, arts and crafts, greengrocers, bakeries, hairdressers, beauticians, pubs, cafes, restaurants etc.

LOCK UP SHOP - Currently Let on a 3 year lease at £140 per week - lease ending September 2028. Shop Unit comprising Front Room to the property. To the rear a WC.

TERRACE PROPERTY - Set over three floors and with access to the rear. Let at £520 per calendar month on a regulated tenancy. Offshot kitchen recently fitted out with good range of base and wall units and with Ideal Logic central heating boiler. Sitting/Dining Room with original floor to ceiling cupboards. Basement cellar. First Floor: Double bedroom one, single bedroom two and shower room with full suite. Second Floor: double bedroom with rear facing dormer window. Outside: rear courtyard area and garden shed.

- Investment Property For Sale
- Lock Up Shop Unit and Three Bedroom Rear Terrace Property
- Shop Unit Let at £6,500 per annum
- Terrace Property let at £6,240 per annum on Regulated Tenancy
- Current Total Income £12,740 per annum
- Potential for uplift in rent
- Property has had a new roof in recent years
- Popular location in a parade of shops on a road between Sharrowvale Road and Ecclesall Road
- Vibrant busy location of independent shops, cafes, beauticians, restaurants etc
- Viewing Via Banner Cross Office



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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