

# FOR SALE FREEHOLD SHOP

with development potential

**86/88 MIDDLEWOOD ROAD  
HILLSBOROUGH  
SHEFFIELD  
S6 4HA**

## LOCATION

The property has a prominent location in this busy suburb, located close to B&M Stores and the Hillsborough Shopping Centre. There are excellent transport links to Sheffield City Centre with a supertram directly adjoining the property.

## DESCRIPTION

A two storey brick built property with tiled roof, having a double frontage with ground floor retail and staff facilities and upper floor storage and offices.

There is a yard area to the rear of the property and there is potential for conversion of the upper parts to residential accommodation.

## ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	9.69m	31'9"
Internal Width	8.40m	27'6"
Shop Depth	4.69m	15'4"
GF Sales	38.15 sq.m.	410 sq.ft.
GF Offices	22.19 sq.m.	239 sq.ft.
FF	65.68 sq.m.	707 sq.ft.
SF	45.15 sq.m.	406 sq.ft.
Basement Storage		



## PRICE

Offers in the region of **£120,000** subject to contract for the freehold interest with vacant possession.

## RATES

We understand the property is assessed as follows:-

Rateable Value	£10,000
Approx. Rates Payable	£ 4,800

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (52). A copy of the EPC is available on request.

## VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT

## LEGAL COSTS

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

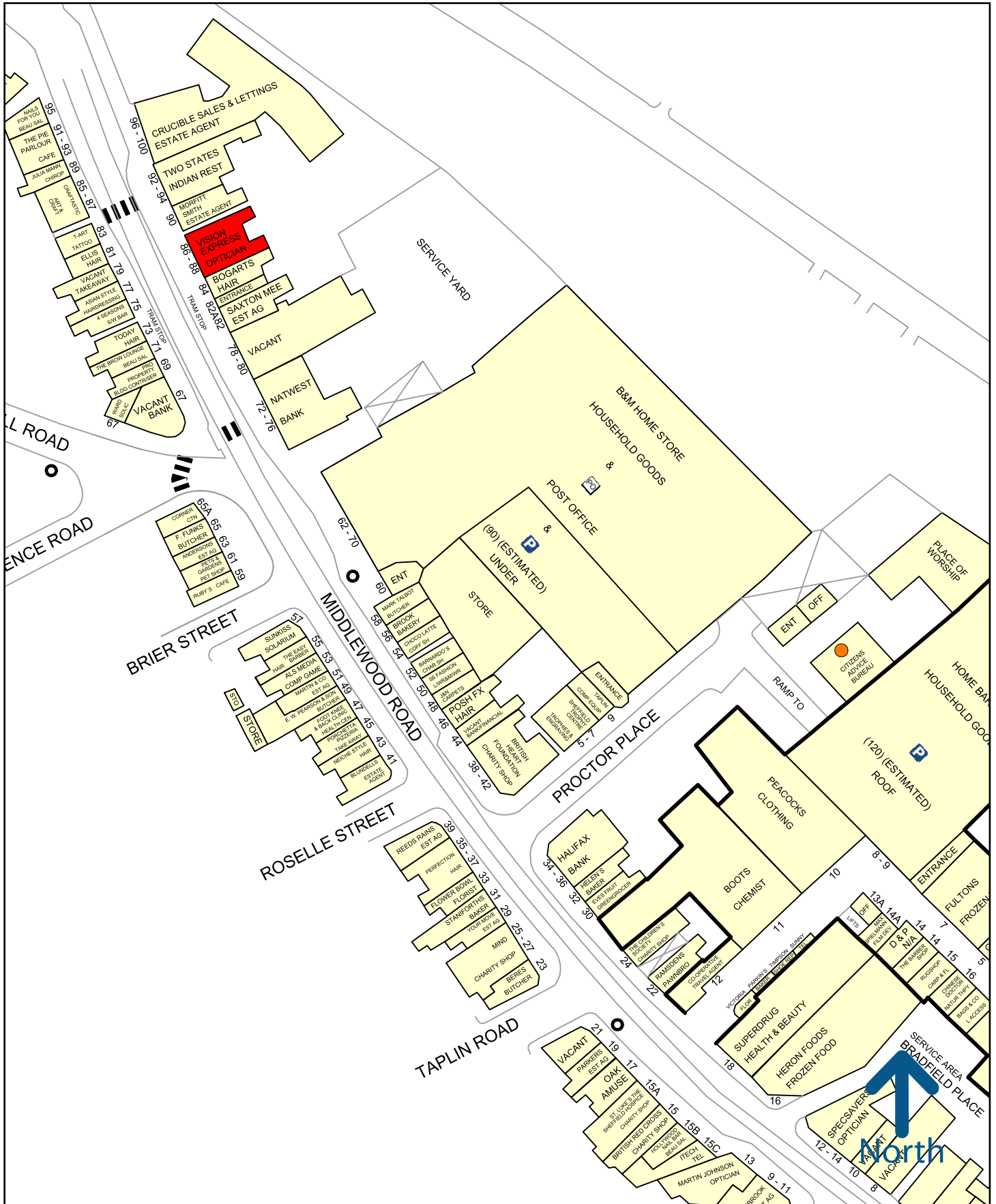
## VIEWING

By appointment with the sole agents Brackenridge Hanson Tate:-

Tel: 0113 244 9020  
Ref: Robin Hanson  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

**SUBJECT TO CONTRACT**  
Details prepared: 4<sup>th</sup> October 2018

**address.** 6 Lisbon Square, Leeds, LS1 4LY  
**tel.** 0113 244 9020 **fax.** 0113 244 1104 **web.** [www.bht.uk.com](http://www.bht.uk.com)



Experian Goad Plan Created: 04/10/2018  
Created By: Brackenridge Hanson Tate

