



214 Crookes, Sheffield
S10 1TG

Eddisons

214 CROOKES

SHEFFIELD, S10 1TG



Agreement

For Sale



Detail

Retail/Residential Investment



Price

£350,000



Size

112.02 sq m (1,205.77 sq ft)



Location

Sheffield, S10 1TG



Property ID

For Viewing & All Other Enquiries Please Contact:

ADRIAN LUNN
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RICS Registered Valuer

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Property

The property comprises a stone built end of terrace residential/retail building with a coffee shop at ground floor known as 214 Crookes and a four bedroom flat at first and second floors known as 2 Toyne Street.

The flat is accessed from Toyne Street via a staircase with living room leading to first and second floor bedrooms.

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 Cafe	41.32	444.77
Ground Floor Stores	3.51	37.78
First Floor Living Room and Kitchen	22.64	243.70
First Floor Bedroom 1	9.63	103.65
First Floor Bedroom 2	9.26	99.67
Second Floor Bedroom 3	9.07	97.63
Second Floor Bedroom 4	16.59	178.57
Total NIA	112.02	1,205.77

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: Cafe and Premises
Rateable Value: £11,000

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.

Energy Performance Certificate

A copy of the EPC is available from the agents.

Tenure

The property is available **For Sale Freehold**.

Tenancies

The ground floor unit is let to Martin Silva Nava t/a Dana Cafe at £12,000 per annum for a term of 10 years from 1 February 2023 with a tenant break at 1 February 2028.

A new Assured Shorthold Tenancy for 2 Toyne Street has been signed between Dawson Bros (Properties) Ltd and Mr G Bland, Miss C Thorrmn and Miss E Farrugia at £1,200 per calendar month from 2 August 2025 for 1 year.

The total rental passing will be £26,400 per annum from 1 August 2025.

Price

£350,000 exclusive of VAT, if applicable.

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

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

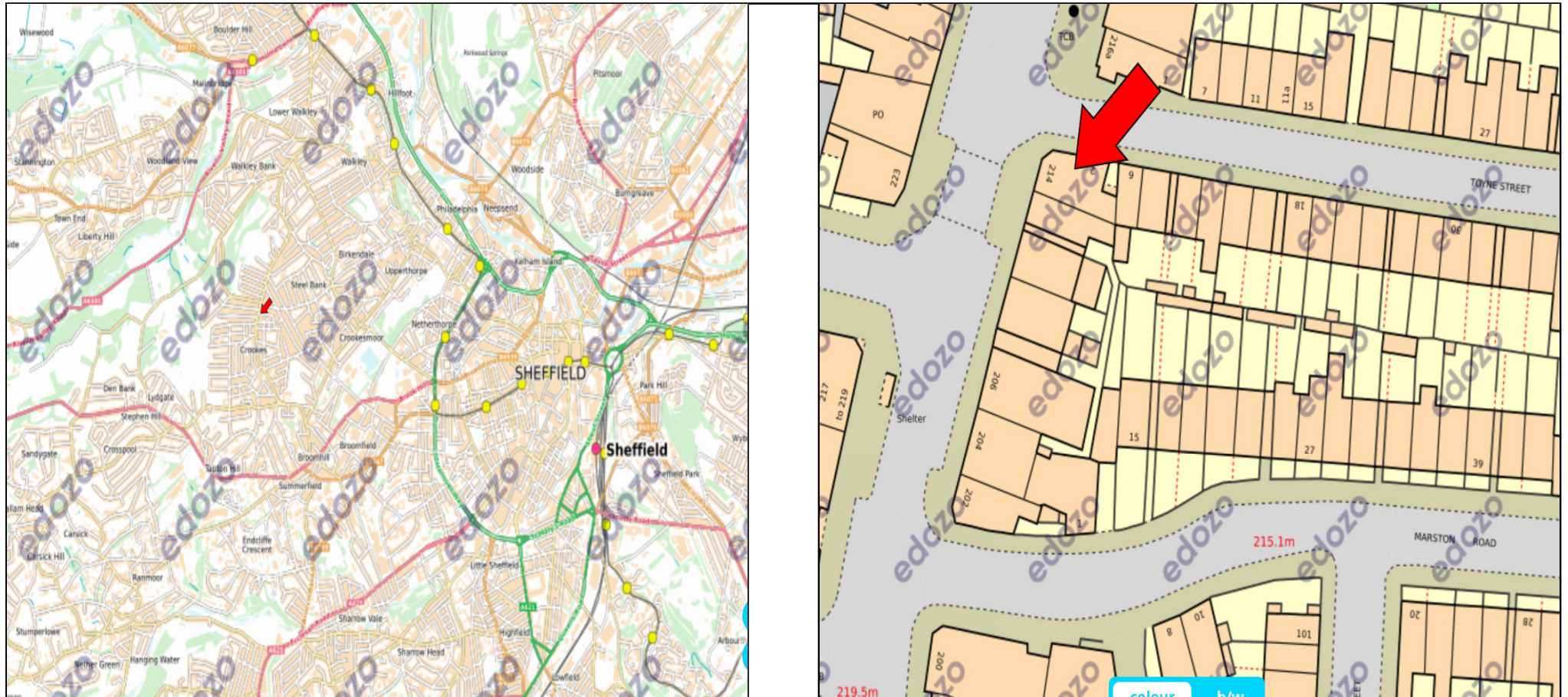
Anti-Money Laundering

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

Sheffield is situated in South Yorkshire and is the fourth largest metropolitan city in England and has a resident population of 552,698. Sheffield is located 160 miles north of London, 35 miles east of Manchester and 35 miles south of Leeds. Sheffield also has a large student population as it has 2 large universities in The University of Sheffield and Sheffield Hallam University. The city has approximately 61,000 students split between the Universities with Sheffield Hallam having slightly more with 33,800 students.

The property is located in Crookes in a popular residential and commercial suburb in the north west of the City Centre popular with students, young professionals and traditional families. The property has frontage to Crookesmoor Road at its junction with Toyne Street, both being adopted highways.





Google

