

LOT

9

4 Nodder Road, Sheffield S13 8DB

Guide price* £90,000–£100,000



A vacant mixed use unit in popular area with a two bedroom flat, substantial commercial/shop space and large garage to the rear.

Location

The unit is located to the south east of Sheffield and a popular residential area. It is within easy access to multiple local amenities, schools, excellent transport links into Sheffield city centre and also towards the M1 motorway network.

Description

A vacant mixed use unit situated at the end of a parade of shops in a popular residential area. The end of terrace unit features a large ground floor commercial/shop space (around 889sq ft) with an additional two bedroom flat to the upper floors. The unit is now vacant and will appeal to buyers wanting to continue with commercial trade or possibly look to returning the building back

to residential use (subject to all the necessary consents and permissions). In addition, there is a driveway to the side and a substantial garage of around 18'11" x 14'4" to the rear providing plenty of off road parking. Viewing is advised to appreciate the size of the premises and opportunity on offer.

Accommodation

Ground Floor Shop area with double fronted window aspect, store/rear office space, fitted kitchen and pantry with door to the rear garden, inner lobby with stairs to the upper floors.

First Floor Landing, large lounge with dual aspect front windows, bedroom one with wardrobes, bathroom/WC , separate utility room.

Second Floor Second bedroom with large walk in dressing room/office space.

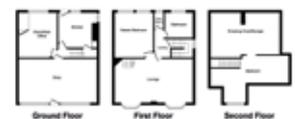
Outside Accessed via secure gates is a driveway to the side and a substantial garage of around 18'11" x 14'4" to the rear providing plenty of off road parking. The unit has a rear garden with lawn and two outbuildings for storage.

Tenure
Leasehold

EPC
Energy Efficiency Rating D
Ref 0994-2077-2130-8900-2303

Auction Valuer
Lucy Crapper ANAVA

Note
Plans shown are for



information only and are not to scale.

Viewing

Strictly by appointment with joint agent Blundells Gleadless 0114 265 5767 For any other auction enquiries please call the auction team on 0114 254 1185