

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

COMMERCIAL PROPERTY FOR SALE IN OUR JULY AUCTION

AT THE PLATINUM SUITE, SHEFFIELD UNITED FOOTBALL CLUB, BRAMALL LANE, SHEFFIELD
TUESDAY 18th JULY 63 LOTS MORNING SESSION LOTS 1 - 31 COMMENCING AT 11AM PROMPT
AFTERNOON SESSION LOTS 32 - 63 COMMENCING AT 2PM PROMPT

(Subject to conditions of sale and unless sold beforehand) Auctioneer: Paul Hough FRICS Auction Co-ordinator: Adrian W Little FRICS FNAEA
Further details www.markjenkinson.co.uk



**LOT
21**

LAND AT PITT STREET, LOW VALLEY, WOMBWELL, BARNSELY S73 8AS

The site is approximately 0.27 acres enjoying the benefit of outline planning consent for the erection of five dwellings. The land is currently occupied by buildings that was originally St.

Matthews Church and more recently part of the building has been used as a gym. The plans depict three town houses and a pair of semis, each with a gross external floor of approximately 90 square metres each

GUIDE PRICE: £175,000+

VIEWING: On site at any reasonable time



**LOT
23**

9 GERARD STREET, SHEFFIELD S8 8ST

A brick built property comprising of two storey offices with warehouse accommodation on a site of 0.077 hectares (0.19 acres) enjoying the benefit of outline planning consent for residential development.

GUIDE PRICE: £275,000

**VIEWING: By appointment with the
Auctioneers
0114 276 0151**



**LOT
25**

27 MAIN STREET, SWALLOWNEST, SHEFFIELD S26 4TZ

A two storey brick built property occupying a site of approximately 170 square metres in the centre of Swallownest. The property occupies a high profile position adjoining retail premises and is well served by local facilities, bus services and the motorway network, which gives easy access to a number of regional centres. The building is dilapidated and has in the past had planning consent for a retail outlet. The sale also includes the option to acquire the adjoining property (number 29 Main Street) within a three month period resulting in the opportunity to merge both sites and provide a site of approximately 340 square metres offering additional potential for redevelopment.

GUIDE PRICE: £75,000

VIEWING: External inspection only



**LOT
26**

WORKSHOP PREMISES, MAIN STREET, SWALLOWNEST, SHEFFIELD S26 4TZ

An interesting opportunity to acquire a site of approximately 370 square metres located between residential and commercial property in this long established and popular area. A workshop offers approximately 55 square metres of ground floor, was erected in 1928 and has for many years been occupied by Dibco Engineering for the repair and maintenance of lawn mowers. The property is in need of repair and interested parties may wish to look at a number of schemes including redevelopment

GUIDE PRICE: £75,000

VIEWING: External inspection only



**LOT
53**

368 ABBEYDALE ROAD, SHEFFIELD S7 1FP

A brick built end of terrace property occupying a prominent trading position on one of the main arterial routes into the city centre. The property is located at the corner of Belper Road and Abbeydale Road opposite the Pizza Hut and Spar convenience store. The property comprises retail and residential accommodation arranged on three floors with basement storage and forecourt. Potential is offered for owner occupation or investment.

GUIDE PRICE: £100,000+

**VIEWING: Tuesdays 27th June, 4th & 11th
July at 12 noon prompt
Fridays 30th June, 7th & 14th July
at 12 noon prompt**



**LOT
56**

120 BIRLEY SPA LANE/ 36 FOURWELLS DRIVE, SHEFFIELD S12 4EJ

An inner terrace property comprising ground floor lock-up sales shop (120 Birley Spa Lane) with separate recently refurbished two bedroom maisonette approached from the rear (36 Fourwells Drive). The sales shop is currently let at £5,200 per annum for a period of seven years from 1 April 2006. The maisonette attracts a rent of £325 and is offered for sale subject to an assured shorthold tenancy.

**GUIDE PRICE: £80,000 - £90,000
VIEWING: External inspection only**



**LOT
59**

KELVIN BUILDINGS, 192/192 INFIRMARY ROAD, SHEFFIELD S6 3DH

A substantial three storey property occupying a high profile position on the Supertram route from Hillsborough to the University and city centre. The property comprises extensive retail accommodation to the ground floor with six two bedroom maisonettes occupying the first and second floors. The ground floor premises are let to Langsett Cycles Ltd at £15,000 per annum whilst the six maisonettes are vacant with potential to create a substantial income.

GUIDE PRICE: £400,000 - £450,000

**VIEWING: By appointment with the
Auctioneers 0114 276 0151**



**LOT
60**

150/152 LONDON ROAD, SHEFFIELD S2 4LT

A substantial double sales shop with four, two bedroomed, self-contained flats above. The property occupies a high profile position on one of the main arterial routes into the city centre in an increasingly popular area of Sheffield. The ground floor is let to William Hill (North Eastern) Limited by way of a 15 year lease from August 2003 at £13,500 per annum. The four flats are let at £460 per calendar month each by way of assured shorthold agreement.

GUIDE PRICE: £375,000

VIEWING: External inspection only