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SANDWICHES  
PASTRIES  
ICE CREAM



Unit 4 Pot House Lane, Stocksbridge  
Sheffield

Offers in Region of £75,000



UNIT 4 POT HOUSE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Pot House Lane, Stocksbridge, Sheffield

WE OFFER TO THE MARKET THIS FANTASTIC OPPORTUNITY TO PURCHASE EITHER A SINGLE OR DOUBLE FULLY REFURBISHED RETAIL PREMISES, LOCATED ON THIS POPULAR NEIGHBOURHOOD PARADE. THE UNIT WOULD SUIT A SMALL BUSINESS THAT ARE LOOKING FOR THEIR OWN PREMISES OR AN INVESTOR. The property is a single storey retail lock up unit which has undergone refurbishment and has been trading as a farm shop. The property's currently layout has a large retail area to the front, with prep kitchen and area to the rear and built in walk in refrigerators. The property is fully equipped to trade food and items can be made available by separate negotiations. The unit has been knocked through to the neighbouring unit, however both units are available for purchase. The property benefits from electric roller shutter to the front and shared car park to the front providing a good level of car parking. There is a shared yard area to the rear. The property has a net internal area of 540 sq ft (49.88 sq m). The property is located on Whitwell Shopping Parade which fronts Pot House Lane in high density residential area in the centre of Stocksbridge. The unit is situated in an established fully occupied parade which is anchored by a Spar Supermarket.





UNOX

COFFEE  
A liquid  
HUG  
for your heart

Happiness  
is the  
SMELL OF  
Freshly Baked  
BREAD

GRACE'S FARM SHOP  
COLD things  
Know the difference  
ALL THE ABOVE  
are available  
SALAD BE  
BREAD CAKE

Welcome

GR  
STICKY BRISKET  
BEEF  
WITHOUT THE GRIEF  
SAUCE MIX

GR  
CHILLED OUT  
CHILLI  
CON CARNE  
GOURMET SAUCE MIX

GR  
SALAD BE  
BREAD CAKE





FRAPPE  
GRAND COFFEE  
ESPRESSO  
LATTE  
CAPPUCINO  
MACCHIATO  
MOCHA

COFFEE  
Liquid  
HUG  
for your brain

Happiness  
is the  
SMELL OF  
Freshly Baked  
BREAD

GRACE FARM SHOP

LOTTE SHAW'S

milfresh  
SILVER  
milfresh  
COLORED BLEND  
MILK BLEND







## **ADDITIONAL INFORMATION**

The EPC Rating is B-48 and we are informed by the vendor that the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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