

Spencer.

7B & 7D, Nether Edge Road, Nether Edge, S7 1RU

Buy

this mixed-use investment in S7 to include a prime restaurant unit with a self-contained three-double-bedroom apartment above.

from Spencer.

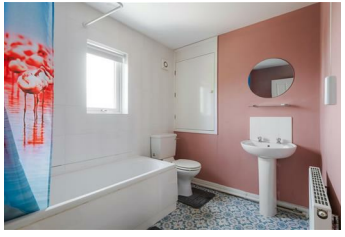
- Excellent mixed use investment opportunity
- Prime location in the heart of Nether Edge
- Established restaurant with secure 12-year lease
- Vacant self-contained three double bedroom apartment above
- Long-term commercial tenant in place, offering low-management, secured income from day one
- Excellent scope for capital growth
- Gated off-street parking to the rear let to the commercial unit
- Residential unit - EPC Rating- C
- Commercial unit - EPC Rating - TBC
- What3words///youth.puzzle.almost

Offers Around

£350,000













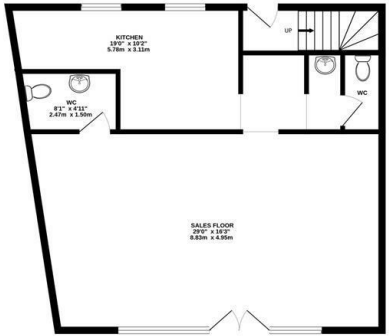




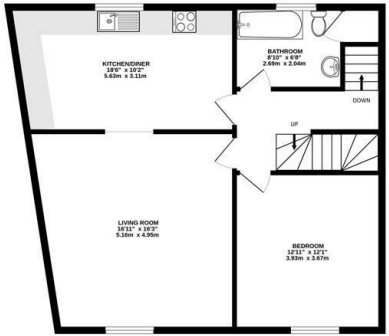


Floorplan

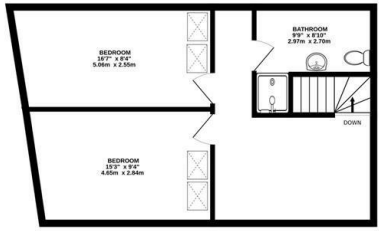
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 sq.m.) approx.

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.
Made with Metropix ©2026

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948