



SITUATION

Located within this local shopping parade, anchored by a **Co-operative Food Convenience Store** and a host of local traders, all serving the surrounding residential neighbourhood lying approximately 3 miles south-east of Sheffield city centre.

PROPERTY

A mid terrace building comprising a **Double Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION

Ground Floor Shop (No. 17)

Gross Frontage 29'1"

First Floor Flat (No. 19)

Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is **NOT** applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **G. Foster** for a term of 99 years from 29th September 1961 at a current rent of **£45 per annum** exclusive.

Valuable Reversion in approx. 41½ years.

£45 p.a. with Valuable Reversion

The Surveyors dealing with this property are
Jonathan Ross and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Spratt Endicott Solicitors
Tel: 01295 204 000 Ref: Ben Madden
Email: bmadden@se-law.co.uk