



### 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.

**VAT is NOT applicable to this Lot**

### PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate side access to a **Self-Contained Flat** on the first floor. In addition, the property includes **1 Double Garage** and a rear **Yard/ Garden**.

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 21 (Ground Floor Shop)	Gross Frontage Internal Width Built Depth	<b>L. Kodhelaj (t/a Hair FX)</b>	99 years from 29th September 1961	£20	FRI <b>Valuable Reversion in approx. 41½ years.</b>
No. 23 (Ground Floor Shop)	Gross Frontage	<b>G. Reynolds &amp; H. Jones (t/a Jones Bakery)</b>	99 years from 29th September 1991	£25	FRI <b>Valuable Reversion in approx. 71½ years.</b>
No. 25 (First Floor Flat)	<b>Flat, Garage &amp; Garden</b> Not Inspected	<b>Individual</b>	99 years (less 10 days) from 29th September 1961	£30	FRI <b>Valuable Reversion in approx. 41½ years.</b>
Garage & Land	Not Inspected	<b>Individual</b>	99 years (less 10 days) from 29th September 1961	£5	FRI <b>Valuable Reversion in approx. 41½ years.</b>
				<b>Total: £80 plus 4 Valuable Reversions</b>	

### Vendor's Solicitors

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

## £80 p.a. with 4 Valuable Reversions

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