



### SITUATION

Located within this local shopping parade serving the surrounding residential neighbourhood lying approximately 3 miles south-east of Sheffield city centre.

### PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop** with separate front and side access to **2 Self-Contained Flats** on the first floor.

### ACCOMMODATION

#### Ground Floor Double Shop

Gross Frontage 60'10"

Built Depth 64'7"

#### 2 First Floor Flats

Not inspected – Each 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 **Co-operative Group Limited** for a term of 99 years from 29th September 1953 at a current rent of **£70 per annum** exclusive.

**Valuable Reversion in approx. 32¼ years.**

**Note 1: In April 2020, the vendor approached the lessee regarding the possibility of taking a surrender of the 2 flats and the lessee advised they would give this some consideration.**

**Note 2: There is potential to create additional flats at the rear of the property, subject to obtaining possession and the necessary consents.**

## £70 p.a. with Valuable Reversion

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

### Vendor's Solicitors

Protea Solicitors

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