



SITUATION

Occupying a busy trading position opposite the junction with Newlyn Road amongst such multiples as **Domino's, Post Office, HSBC, The Money Shop, Oxfam** and **Tesco Express**. Sheffield is a busy industrial city, famous for its steel, which lies some 37 miles north of Nottingham on the M1 (Junctions 32-34).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Part First Floor Storage** with separate rear access to a **Self-Contained Flat** on part first & second Floors. In addition, the property benefits from 2 parking spaces to the rear.

VAT is NOT payable in respect of this Lot

FREEHOLD

£13,400 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'2"
Internal Width	17'11"
Shop Depth	30'0"
Built Depth	64'9"
WC	

Part First Floor Storage

Area Approx	140 sq ft
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Part First & Second Floor Flat*

3 Rooms, Kitchen, Bathroom/WC

* Not Inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,400 branches)** (T/O for Y/E 01/01/11 £662.3m, Pre-Tax Profit £52.5m and Net Worth £184.7m) for a term of 5 years from 25th March 2012 (see **Note 1**) at a current rent of **£13,400 per annum** exclusive.

Note 1: The tenant has been in occupation for over 25 years.

Note 2: The tenant plans to refurbish the flat in due course.

VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts