

IN THE SAME FAMILY OWNERSHIP FOR APPROX. 40 YEARS



SITUATION

Occupying a prominent trading position along this popular retail thoroughfare, amongst such multiples as **NatWest, B & M, Halifax, Reeds Rains, The British Heart Foundation, Martin & Co** and many more, all serving the surrounding residential area.

Hillsborough is home to Simpkins Sweet Factory and Sheffield Wednesday Football Club and is located approx. 2 miles north-west of Sheffield City Centre benefitting from good road links via the A61 which links to the M1 (Junction 26).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with external access to both **Ancillary Accommodation** on the first floor and a **Basement**.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 800 years from 25th March 1879 at a fixed ground rent of £12 p.a. (not demanded for many years).

£8,150 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'1"
Internal Width	11'9"
Shop & Built Depth	29'7"

First Floor Ancillary

Area	Approx. 235 sq ft
WC	

Basement

Area	Approx. 320 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Brook Bakery Limited (having 5 branches – visit: brookbakery.co.uk) (with personal guarantor)** for a term of 1 year from 24th June 2016 (**holding over – see Note**) at a current rent of **£8,150 per annum** exclusive.

Note: The tenant has been in occupation for approximately 15 years.

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 £750 (including VAT) upon exchange of contracts