



SITUATION

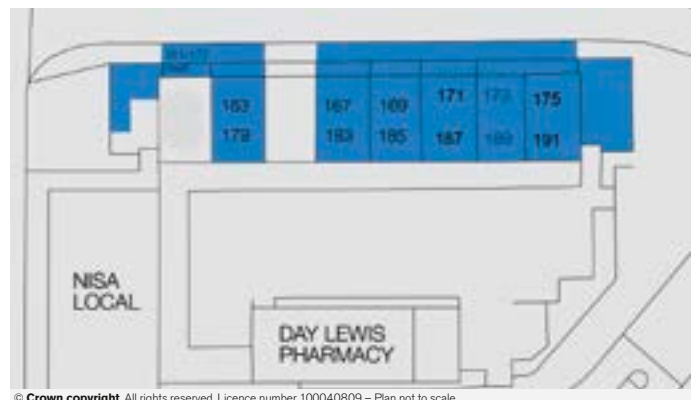
Located within this local shopping centre, anchored by a **Nisa Local** plus a **Day Lewis Pharmacy** and a host of local traders, all serving the surrounding residential area. Gleadless Valley is a residential suburb approximately 2½ miles south-east of Sheffield city centre.

PROPERTY

Forming part of a parade comprising **6 Ground & Lower Ground Floor Shops** each with a **Self-Contained Flat** on the first and second floors together with part of the rear of No. 161 & 177. Each shop benefits from rear access at lower ground floor level, for deliveries.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 169 & 185	No. 185: Ground & Lower Ground Floor Shop Gross Frontage 17'9" Built Depth 29'7"	A & J Hartley	99 years from 29th September 1960	£40	FRI Valuable Reversion in approx. 40¾ years.
	No. 169: 1st & 2nd Floor Flat 3 Bedrooms, Living Room, Kitchen, Bathroom/WC¹	2 Individuals	99 years from 29th September 1960	£35	FRI Valuable Reversion in approx. 40¾ years.
Nos. 171 & 187	No. 187: Ground & Lower Ground Floor Shop Gross Frontage 19'0" Built Depth 29'9"	Gleadless Valley Community Forum	99 years from 29th September 1960	£60	FRI Valuable Reversion in approx. 40¾ years.
	No. 171: 1st & 2nd Floor Flat 3 Bedrooms, Living Room, Kitchen, Bathroom/WC¹	Individual	99 years from 29th September 1960	£15	FRI Valuable Reversion in approx. 40¾ years.
Nos. 173 & 189	No. 189: Ground & Lower Ground Floor Shop Gross Frontage 16'7" Built Depth 29'10"	Gleadless Valley Community Forum	99 years from 29th September 1960	£75	FRI Valuable Reversion in approx. 40¾ years.
	No. 173: 1st & 2nd Floor Flat 3 Bedrooms, Living Room, Kitchen, Bathroom/WC¹				
Rear part of Nos. 161 & 177		X. C. Chen	99 years from 29th September 1960	Nil	FRI Valuable Reversion in approx. 40¾ years.
Nos. 183 & 167 and 191 & 175	2 x Ground & Lower Ground Floor Shop and 2 x 1st & 2nd Floor Flat	S. Krausz	999 years from 8th January 2010	Peppercorn	FRI
Nos. 163 & 179	Ground & Lower Ground Floor Shop and 1st & 2nd Floor Flat	A. Ilyas	999 years from 8th January 2010	Peppercorn	FRI
¹Not inspected by Barnett Ross				Total: £225	

£225 per annum Plus 5 Valuable Reversions

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

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

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