



SITUATION

Occupying a prominent trading position adjacent to **Rowlands Pharmacy** and close to **Betfred, GoLocalExtra** and **Premier**, in this retail circle serving the local residential area, some 3½ miles north of Sheffield city centre.

PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with separate front access to a **Self-Contained Flat** on two upper floors. To the rear of the property is a **Deep Yard/Garden** and a **Brick-built Store**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'8"
Internal Width	20'0" (max)
Shop & Built Depth	60'10"
Sales Area	Approx 910 sq ft
Store Area	Approx 135 sq ft
Outside WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
(GIA Approx. 960 sq ft)

VAT is applicable to this Lot

TENURE

Leasehold for a term of 200 years from 30th November 1932 (thus having approximately 113 years unexpired) at a fixed ground rent of £24.60 p.a.



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TENANCY

The entire property is let on a full repairing and insuring lease to **S. Kumar & V. Avula (with 2 personal guarantors)** as a **Post Office & Off Licence/Convenience Store** for a term of 15 years from 7th May 2015 at a current rent of **£11,500 per annum** exclusive.

Rent Review 2020

Tenant's Break 2025

Note 1: The lessees occupy the flat.

Note 2: £5,750 Rent Deposit held.

£11,500 per annum

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

Vendor's Solicitors

Jay Vadher & Co
Tel: 020 8549 3000 Ref: Raj Vadher
Email: r.vadher@jayvadher.co.uk

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page