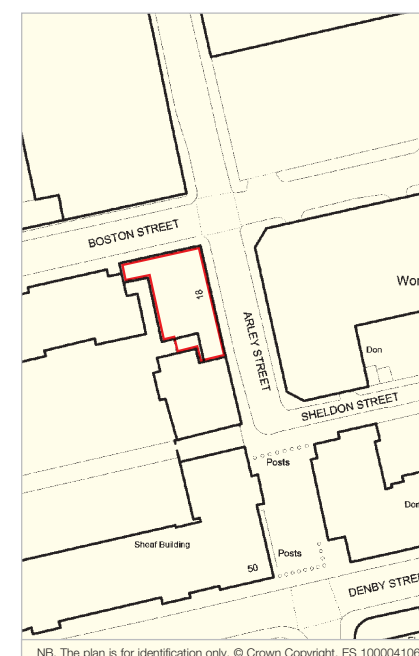


Sheffield

The Murray Buildings Boston Street and Arley Street S2 4QF

- **Leasehold Leisure and Residential Investment**
- Bar, Manager's Flat and 7 x Bedsits
- Close to Sheffield Hallam University, Sheffield United Football Club and Aldi Supermarket
- Bar Reversion 2016
- Asset Management Opportunity
- Total Current Gross Rents Reserved **£45,200 pa⁽³⁾**
Plus Residential Accommodation

On the Instructions of Receivers



Tenure

Leasehold. Held for a term of 331 years from 1st December 2006 (thus having approximately 324 years unexpired) at a peppercorn ground rent.

Location

The city of Sheffield has a population of some 530,000 and is located approximately 35 miles north of Derby and 33 miles south of Leeds. The city benefits from good road communications via the A630 and A57 main roads which in turn leads to Junction 31 and 33 of the M1 motorway some 5 miles to the east.

The property is situated on the corner of Boston Street and Arley Street off London Road, adjacent to the UNITE student development (The Forge), close to Sheffield Hallam University, Sheffield United Football Club and an Aldi Supermarket (opposite).

Description

This Grade II Listed property is arranged on basement, ground and two upper floors to provide a bar on ground floor and basement, a manager's flat on part ground, first and second floors comprising four rooms, kitchen and bathroom and seven bedsits, with two communal rooms and a kitchen on the remaining part first and second floors. Access to the flats and bedsits are off Arley Street and the bar is accessed from Boston Street.

VAT

VAT is applicable to this lot on the commercial element only. Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate

Copy available in Legal Pack.

Viewing

To be held by appointment only. Please e-mail your viewing request with full contact details to viewings@allsof.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 106 Sheffield**.

Floors/Units	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	BAR TWENTY 7 Limited (1)	Ground Floor 204.60 sq m (2,202.37 sq ft) Basement 79.70 sq m (857.91 sq ft) Sub Total (GIA) 284.30 sq m (3,060.28 sq ft)	5 years from 2nd January 2011 (1) IR	£40,000 p.a. (1)	Reversion 2016
Bedsits 1, 3, 5 & 7	Unknown	First and Second Floor Residential Accommodation – 7 x Bedsits (2) (3)	Terms Unknown	Unknown	
Bedsits 2 & 6	Individuals	First Floor (GIA) 107.50 sq m (1,157.16 sq ft) Second Floor (GIA) 71.15 sq m (765.88 sq ft)	Informal basis (3)	£5,200 p.a. (annualised from £100 per week)	
Flat	Occupied by Tenant of Ground Floor and Basement Bar	Part Ground, First and Second Floor Flat comprising Four Rooms, Kitchen and Bathroom	Terms Unknown (1)	Unknown	

- (1) There are no arrears as of 14th June 2013 and the Tenant pays weekly. We understand a new lease is being entered into with Gerald Culbert and negotiations are ongoing for the bar and manager's flat.
(2) Allsop gained access to Bedsits 1, 5 and 6 only. Remainder not inspected. Of the ones inspected they were all single rooms with en-suite facilities to include shower, WC and basin. There are two communal rooms and one communal kitchen.
(3) We understand from the Receivers and their solicitor that bedsits 2 and 6 are let on an informal basis of £50 per week per bedsit. We understand there are no supporting documents. The weekly rent has been annualised.

Total £45,200 p.a. (3)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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