

# Sheffield

## St Silas House

### Hodgson Street

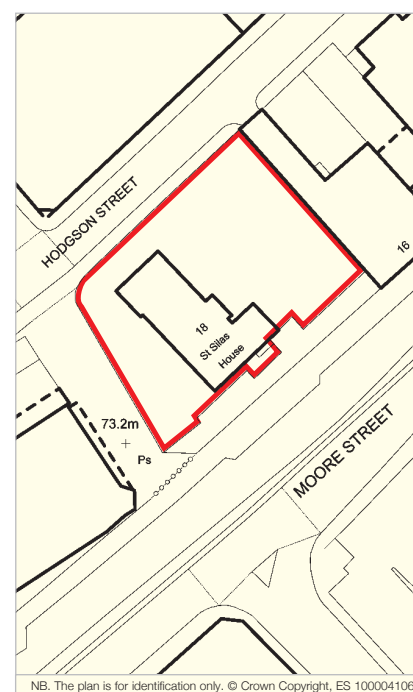
### South Yorkshire

### S3 7UW

- **Freehold Office Investment**
- 809.2 sq m (8,711 sq ft) detached office building on site of approx 0.35 acre with extensive car parking
- Close to inner ring road
- No VAT applicable
- Total Current Rents Reserved  
**£44,000 pa**  
**plus Vacant Offices**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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**Tenure**  
Freehold.

**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 Junctions 31 and 33 of the M1 motorway some 5 miles to the east. The property is situated on Hodgson Street just within the inner ring road less than one mile south of the city centre. The surrounding area comprises a mixture of commercial/office and trade users as well as some student and residential accommodation nearby.

**Description**  
The property is arranged on ground and three upper floors to provide a detached office building occupying a site of approx 0.14 ha (0.35 acre) with car parking for some 30 cars. The offices benefit from WCs and lift serving all floors.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Viewings**  
To be held on Wednesday 14th and 21st March by appointment only. Please e-mail your viewing request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 98 Sheffield**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Vacant	Ground Floor Offices 200.6 sq m (2,159 sq ft)		-	
First Floor	Vacant	First Floor Offices (1) 203.6 sq m (2,192 sq ft)		-	
Second & Third Floors	SOVA (2)	Second Floor Office 202.5 sq m (2,180 sq ft) Third Floor Office 202.5 sq m (2,180 sq ft) Sub-Total 405.0 sq m (4,360 sq ft)	10 years from 08.01.2003 Rent review every 5th year Effectively FR & I by way of service charge	£44,000 p.a.	Reversion 2013
		<b>Total</b> 809.2 sq m (8,711 sq ft)			

**Total £44,000 p.a.**

(1) Not inspected by Allsop, areas taken from [www.2010voa.gov.uk](http://www.2010voa.gov.uk)  
(2) Website address [www.sova.org.uk](http://www.sova.org.uk) Sova is a leading national volunteer mentoring organisation in England and Wales and is a Registered Charity

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

**Seller's Solicitor** P Hammond Esq, Berwin Leighton Paisner LLP. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: [patrick.hammond@blplaw.com](mailto:patrick.hammond@blplaw.com)  
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