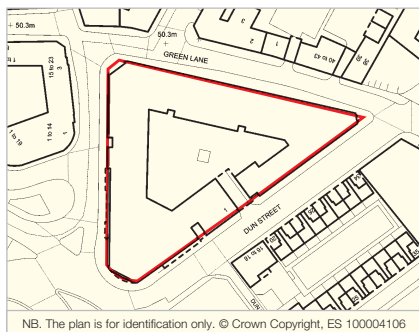


Sheffield Daisy Spring Works, 1 Dun Street, South Yorkshire S3 8DR

- **A Freehold Ground Rent Investment**
- Secured upon a Purpose Built Building internally arranged to Provide Five Commercial Units, 132 Self-Contained Flats and 101 Parking Spaces
- Total Current Rent Reserved
£32,550 per annum

On the instructions of
Joint Fixed Charge Receivers

allsop



Seller's Solicitor

Messrs TLT Solicitors (Ref: ML).
Tel: 0333 006 0519.
Email: marcia.lobes@tltsolicitors.com

Freehold Ground Rent



Tenure

Freehold.

Location

The property is situated between Cornish Street and Dun Street at its junction with Shalesmoor Road (A61), to the north of Sheffield city centre. Sheffield city centre provides a variety of shops, restaurants and bars. Shalesmoor tram stop is close by and provides regular services to the city centre. Sheffield Rail Station is approximately 1.7 miles to the south-east. The A61 provides access to the M1 Motorway and the A57. Kelham Island Museum is close by. The University of Sheffield, Sheffield Hallam University and The Royal Hallamshire Hospital are all within Sheffield city centre.

Description

The property comprises a ground rent investment secured upon a purpose built building arranged over lower ground, ground and up to seven upper floors. Internally, the property is arranged to provide five commercial units and 132 self-contained flats. There are 101 parking spaces.

Tenancies

A schedule of Tenancies is set out below.

Unit	Terms of Tenancy	Total Ground Rent £ pa
132 Flats	Each subject to a lease for a term of 999 years from 1st January 2005 (thus having approximately 988 years unexpired)	£31,300 p.a.
Five Commercial Units		£1,250 p.a.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.