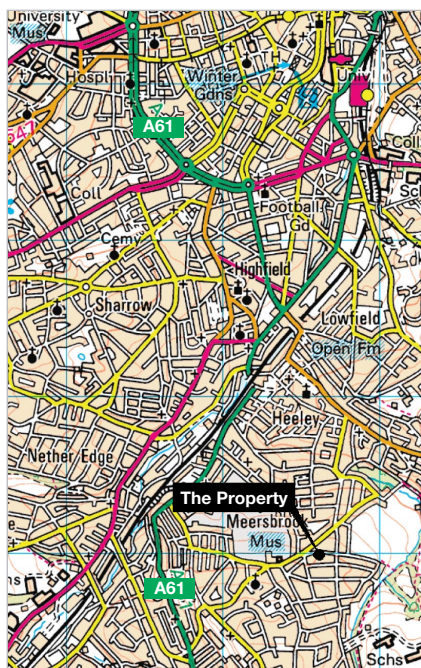


Sheffield **5 Lees Hall Avenue** **South Yorkshire** **S8 9JE**

- **Virtual Freehold Shop Investment**
- Let on a lease expiring in 2031 (no breaks)
- Situated within a predominantly residential area, adjacent to a Co-Op Supermarket and close to a Post Office
- Rent Review 2014
- Current Rent Reserved **£6,250 pa ⁽¹⁾**



Tenure

Long Leasehold. Held on a 299 year lease from 24th June 2009 (thus having some 295 years unexpired) at a peppercorn 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 forms part of a parade of shops on Lees Hall Avenue. It is located within a predominantly residential area, to the south of the city centre, adjacent to a Co-Op Supermarket and close to a Post Office.

Description

The property is arranged on basement and ground floor to provide a ground floor café with a kitchen to the rear and basement WCs and storage.

The property provides the following accommodation and dimensions:

Gross Frontage	5.1 m	(16' 9")
Net Frontage	4.6 m	(15' 1")
Shop Depth	6.35 m	(20' 10")
Built Depth	8.9 m	(29' 3")
Basement	5.7 sq m	(61 sq ft)
Ground Floor	40.8 sq m	(439 sq ft)

Tenancy

The entire property is at present let to EMMA LOUISE SHIPLEY guaranteed by Mr Shawn Yarde for a term of 20 years from 4th July 2011 at a rent of £6,250 per annum (1), exclusive of rates.

The lease provides for rent reviews to the higher of OMRV or RPI (whichever the greater) every third year of the term and contains full repairing and insuring covenants.

(1) The current passing rent is £5,500 per annum with a minimum increase to £6,250 per annum in 2014. The Vendor will top up the rent to £6,250 per annum by a reduction in the purchase price at completion.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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