

Lot 55, Worksop Road & Bootle Street, Newhall, Sheffield, South Yorkshire S9 3TL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 55, Worksop Road & Bootle Street, Newhall, Sheffield, South Yorkshire S9 3TL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Property Information

Freehold Ground Rent Investment

- Freehold Ground Rent let to an Individual (t/a Premier Tool Hire)
- Valuable Reversion in 35 years
- Site Area of approx. 0.1 Ha (0.24 Acres)
- Well located adjacent to A6178 in popular mixed use area
- VAT Free Investment

Lot

55

Auction

25th September 2024

Rent

£260 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north of Sheffield City Centre, 4 miles south-west of Rotherham

Roads

A6178, A6109, M1

Rail

Sheffield Railway Station

Air

Manchester Airport

Situation

The property is situated on the north side of Workshop Road, close to its junction with the A6178 and Bootle Street, some 2 miles north east of Sheffield City Centre. The immediate vicinity comprises a mix of high density residential, light industrial and Sheffield Hallam University buildings.

Tenure

Freehold.

EPC

Description

The property comprises a site of approximately 0.1 Ha (0.24 Acres) upon which sits a single storey trade counter and yard.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 55, Worksop Road & Bootle Street, Newhall, Sheffield, South Yorkshire S9 3TL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)

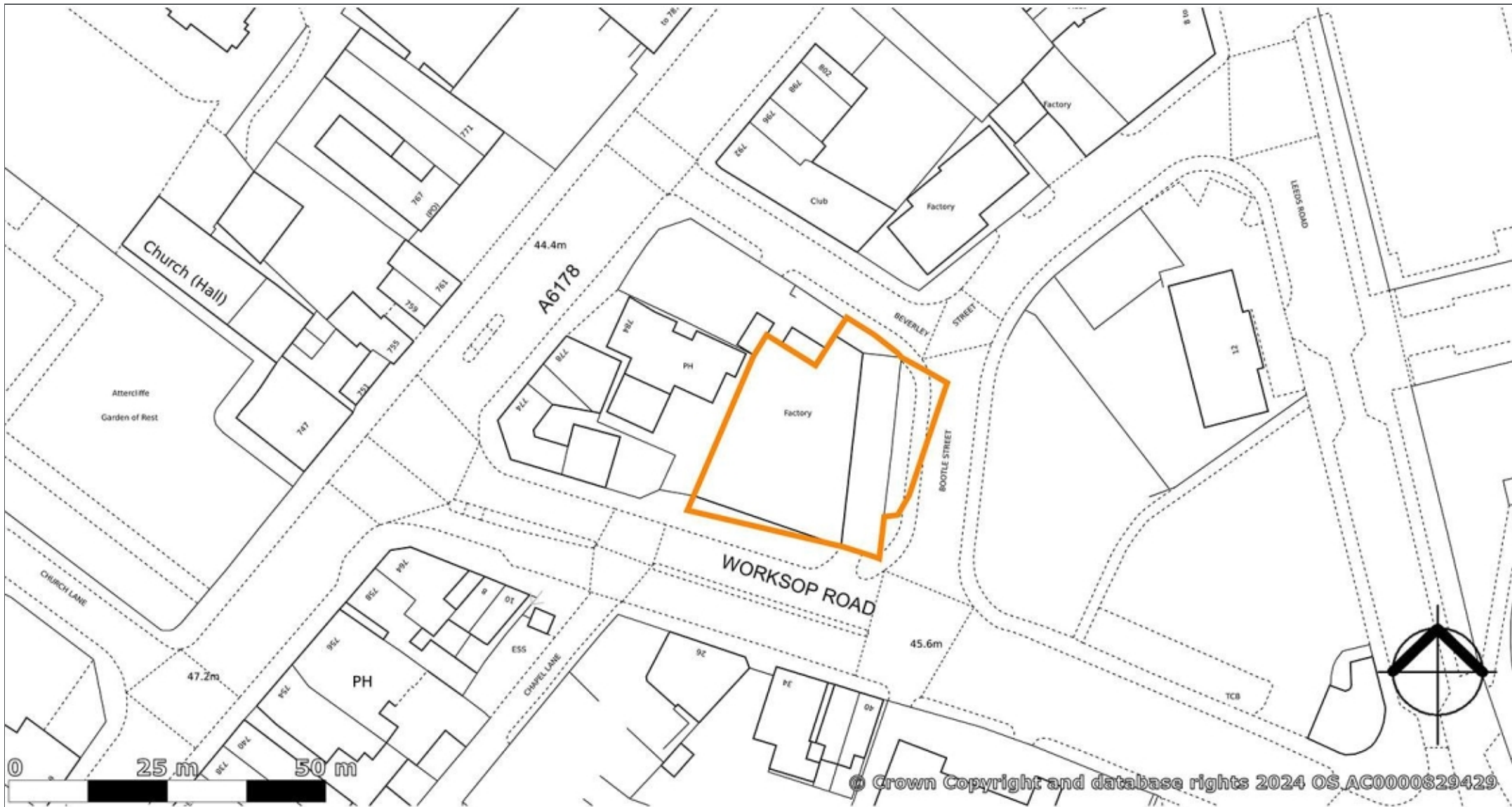


Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Reversion
0.1	0.24	INDIVIDUALS trading as PREMIER TOOL HIRE	99 years from 29/09/1964	£260	28/09/2063

Lot 55, Worksop Road & Bootle Street, Newhall, Sheffield, South Yorkshire S9 3TL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 55, Worksop Road & Bootle Street, Newhall, Sheffield, South Yorkshire S9 3TL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Stevens & Bolton LLP

Wey House, Farnham Road

Guildford

GU1 4YD

Joanne Purnell

01483 302264

joanne.purnell@stevens-bolton.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024