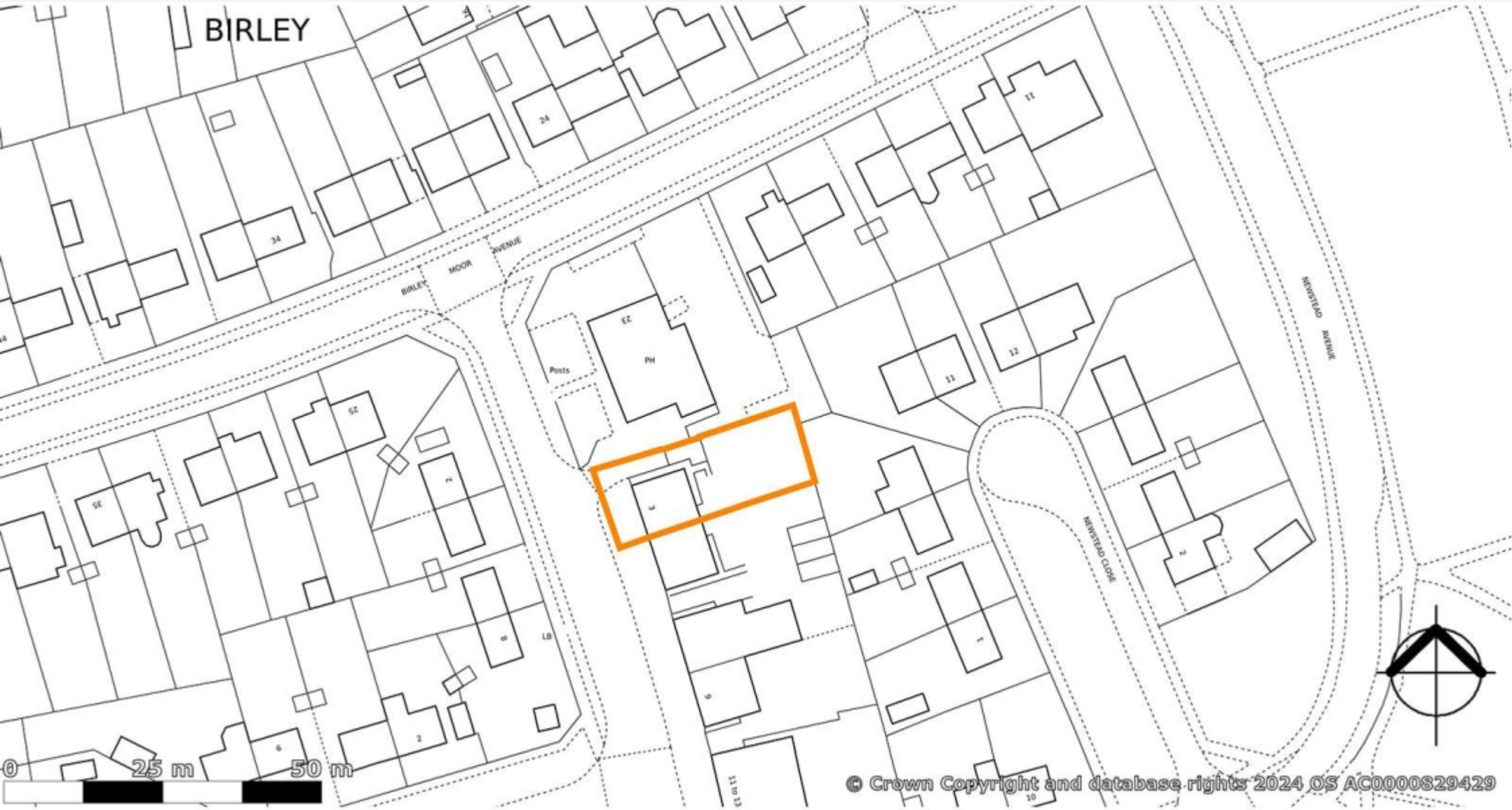


# Lot 56, 3 Birley Moor Crescent, Birley Moor, Sheffield,

South Yorkshire S12 3AS

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Reversionary Freehold Ground Rent
- Let to an Individual with 27 years unexpired
- Valuable Reversion in 2051
- Ground and first floor takeaway restaurant
- Located within a neighbourhood retailing parade
- Residential suburb 4 miles south east of Sheffield City Centre
- VAT Free Investment
- 

**Lot** 56 **Auction** 25th September 2024

**Rent** £37 per Annum Exclusive **Status** Available

**Sector** Ground Rent **Auction Venue** Live Streamed Auction

### Location

**Miles** 4 miles south east of Sheffield City Centre, 28 miles north of Nottingham  
**Roads** M1, A615, A6102  
**Rail** Birley Moor Road, Birley Lane Tram Stops (Blue Line)  
**Air** Manchester Airport

### Situation

The property is located in Frecheville, a suburb some 4 miles south east of Sheffield City Centre. The property is situated on the eastern side of Birley More Crescent forming part of a neighbourhood retail parade, with neighbouring occupiers including a convenience store and post office, takeaway and a decorating supplier. The property is well position to service with wider residential area.

### Tenure

Freehold.

### Description

The property comprises a site of 0.04 Ha (0.1 Acres), upon which sits a ground floor takeaway with ancillary accommodation on the first floor.

### VAT

VAT is not applicable to this lot.

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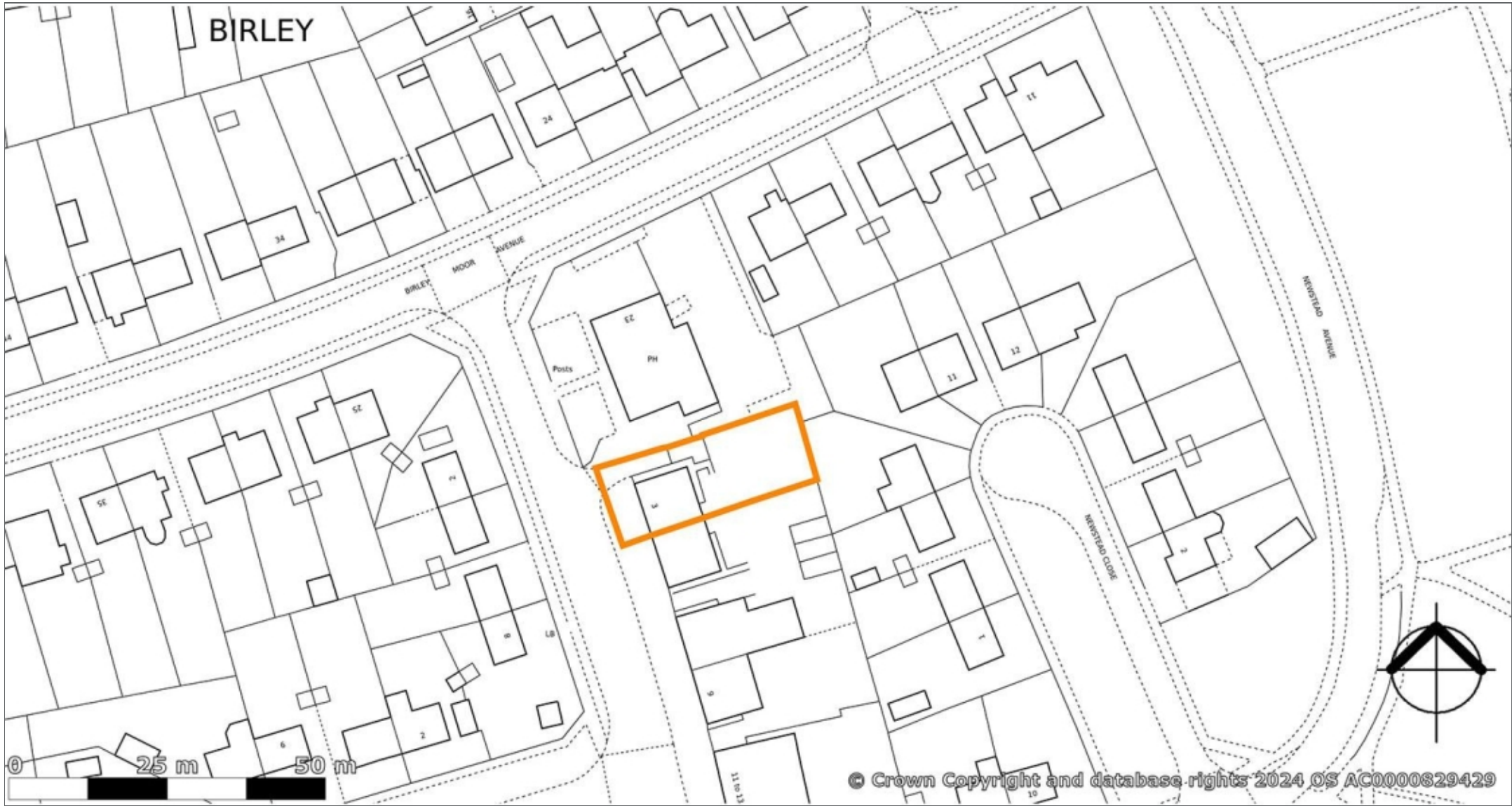


## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.ax.	Reversion
0.04	(0.1)	INDIVIDUAL	99 years from 29/09/1953	£37.50	28/09/2052

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2024