

Lot 12

£23,340 Per Annum
Exclusive

8 & 8a Cross Street, Woodhouse, Sheffield, South Yorkshire S13 7JR

Freehold Retail and Residential Investment



Key Details

- Shop trading as F & C Willey Butcher
- Tenant in occupation for nearly 40 years
- 5 bed residential accommodation above
- Asset Management Opportunities
- Attractive Sheffield Suburb
- Close to McColl's, Ladbrokes and various independent retailers
- VAT-free Investment

Location

Miles: 5 miles south-east of Sheffield City Centre
Roads: A57, M1
Rail: Woodhouse
Air: Sheffield Doncaster Airport

Situation

Woodhouse is a popular and attractive suburb of Sheffield, approximately 5 miles south-east of the City Centre. The property is located in a prominent position on the north side of Cross Street, less than one mile east of the A57, which in turn provides access to Sheffield City Centre as well as Junction 31 of the M1. Nearby occupiers include McColl's, Ladbrokes and various independent retailers.

Description

The property comprises a detached, two storey building arranged as a ground floor butcher shop with separately accessed residential accommodation above (arranged as an HMO). A public car park is located close to the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

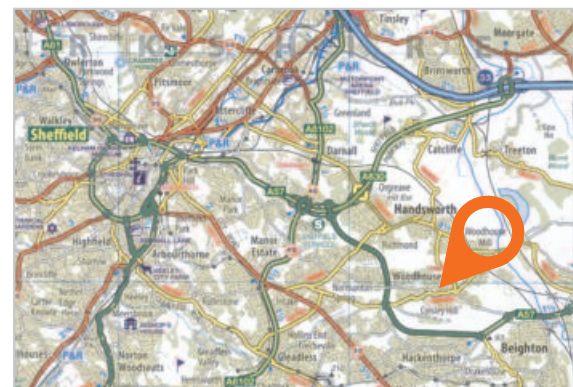
Energy Performance Certificate

Available in the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	71.40 sq m (769 sq ft)	S. A. EVISON t/a F & C Willey Butcher (1)	2 years from 11/01/2006 (Holding Over)	£6,000 (2)
First	Residential	-	(-) INDIVIDUAL	1 year AST from 09/11/2019 (2)	£3,420
First	Residential	-	(-) INDIVIDUAL	1 year AST from 09/11/2019 (2)	£3,420
First	Residential	-	(-) INDIVIDUAL	1 year AST from 09/11/2019 (2)	£3,540
First	Residential	-	(-) INDIVIDUAL	1 year AST from 09/11/2019 (2)	£3,480
First	Residential	-	(-) INDIVIDUAL	1 year AST from 03/08/2019 (2)	£3,480
Total Commercial Area		71.40 sq m (769 sq ft)			£23,340

- (1) F & C Willey Butchers are a longstanding local butchers with over 40 years experience and have been in occupation for nearly 30 years. The lease is drawn up outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
(2) Rent is inclusive of rates, gas and water bills. Please see legal pack for further information.



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