

INVESTMENT - FOR SALE



44 BANK STREET, SHEFFIELD, SOUTH YORKSHIRE S1 2DS

Price: £300,000

Size: 2,458 sq ft (228.35 sq m)

- Tenanted café/office producing £20,000 per annum exclusive.
- Occupied by Mental Health Matters funded by NHS.
- Let on 4 year lease to October 2026.

LOCATION

The property is located within Sheffield City Centre on Bank Street close to its junction with Snig Hill. The ongoing redevelopment of the area to the rear of Sheffield Law Courts known as West Bar Square is within 200 yards.

The premises comprise the ground, lower ground and basement floors only of the property in this recently gentrified location.



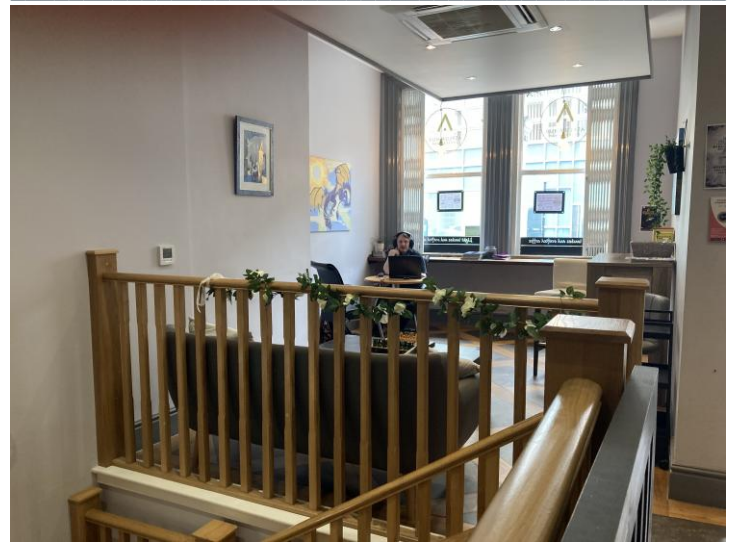
DESCRIPTION

The property is currently configured to provide a reception and seating area with customer WC's on the ground floor. There is further seating and kitchen area to the lower ground floor plus further office/storage space to the basement with ground level access to the rear of the property.

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Seating and Servery	59.8	633.0
WC's	-	-
Lower Ground Floor		
Seating and Kitchen	60.1	647
Basement		
Offices/Stores	109.5	1,178
TOTAL	228.35	2,458



PRICE

Long Leasehold Asking Price - £300,000

Long lease from January 2016 for 999 years at a nominal non-reviewable ground rent.

VAT

VAT may be payable on the purchase price or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

TENANCY

The property is let by way of a new 4 year effectively full repairing and insuring lease from October 2022 at a fixed rent of £20,000 per annum exclusive of service charge.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of:-

Restaurant and Premises - £23,000

EPC

The property has an EPC rating of C (52). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

For more information, visit eddisons.com

020 3205 0200



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Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road
Sheffield
S61 2DW

Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

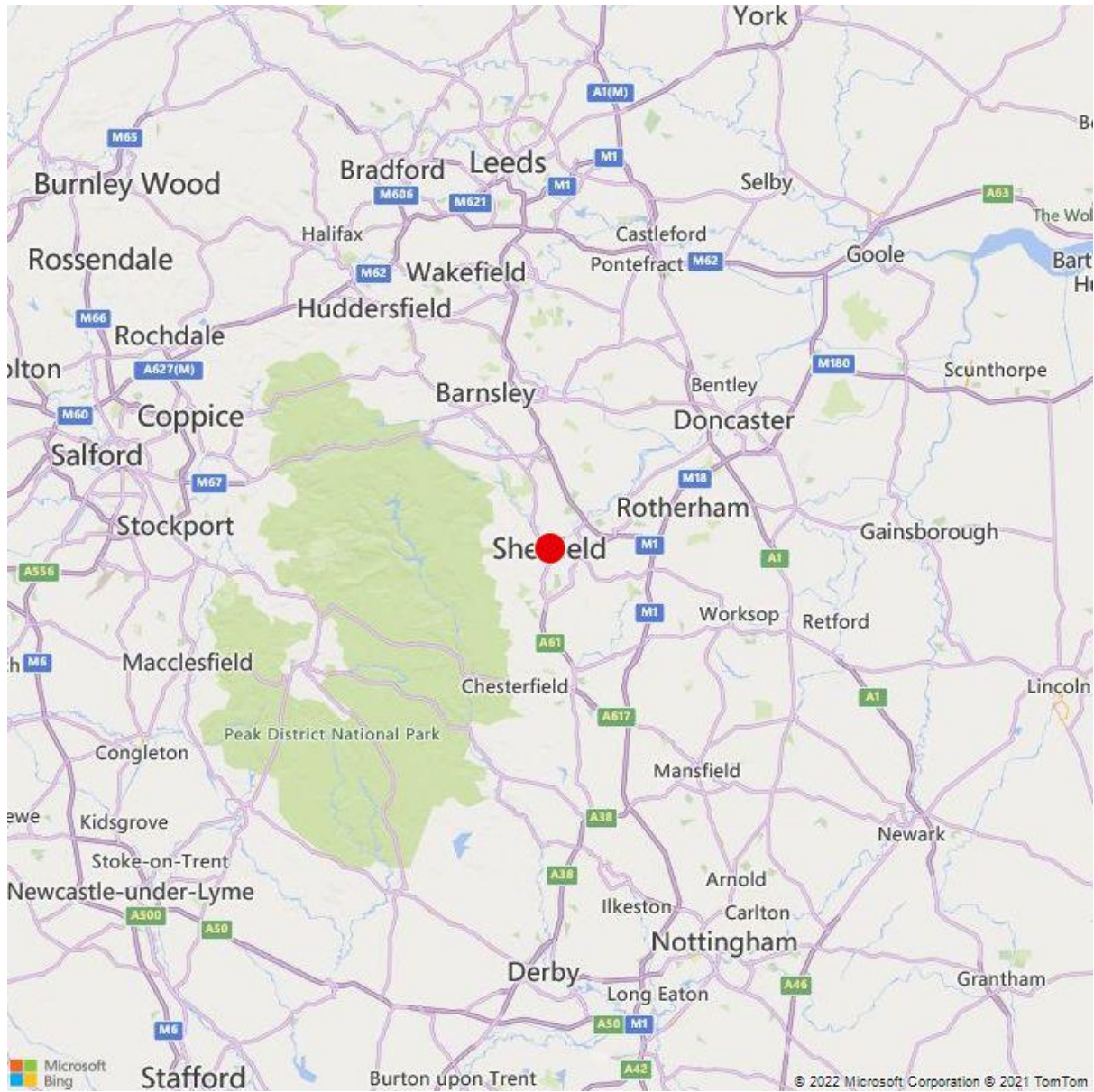
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