

**INVESTMENT - FOR SALE**



**19 FIFE STREET, WINCOBANK, SHEFFIELD, SOUTH YORKSHIRE S9 1NJ**

**Price: £150,000**

**Size: 1,452 sq ft (134.89 sq m)**

- Tenanted hot food take-away and flat producing £13,500 per annum exclusive.
- Occupied by way of 20 year FRI lease from 2 April 2024
- Potential for long term redevelopment.

## LOCATION

The property is located on the south side of Fife Street at its junction with Merton Lane and within 50 yards of its junction with the B6082 Ecclesfield Road.

This is an established and popular residential area.



## DESCRIPTION

The property comprises a ground floor hot food take-away with kitchen and rumbler room plus store to the rear with a three bedroom flat to the first floor.

Internally the property is arranged to provide the usual servery with preparation room. There is also a further store and WC to the ground floor, with living room, bathroom, kitchen and three bedrooms to the first floor.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

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

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Servery and Preparation Area	48.1	518
Rumbler Room	5.6	60
Store	23.7	255
WC	-	-
<b>First Floor</b>		
Living Room	18.0	194
Bedroom	19.4	209
Bedroom	3.7	40
Bedroom	10.8	117
Kitchen	5.5	59
Bathroom	-	-
<b>Total</b>	<b>134.8</b>	<b>1,452</b>



## PRICE

Long Leasehold Asking Price - £150,000

## VAT

We understand that VAT is not 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.

For more information, visit [eddisons.com](http://eddisons.com)  
020 3205 0200



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## TENURE

Long Leasehold – the property is being sold for the remainder of a 99 year lease from April 1989 at a fixed rent of £100 per annum.

The property is subject to a 20 year occupational lease from 3 April 2024 at a current rent of £13,500 per annum exclusive incorporating 3 yearly rent reviews.

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## BUSINESS RATES

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

Shop and Premises - £3,200

The flat is allocated as Band A for Council Tax purposes.

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## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

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## EPC

The property has an EPC rating of B(50).

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## ANTI-MONEY LAUNDERING

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

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

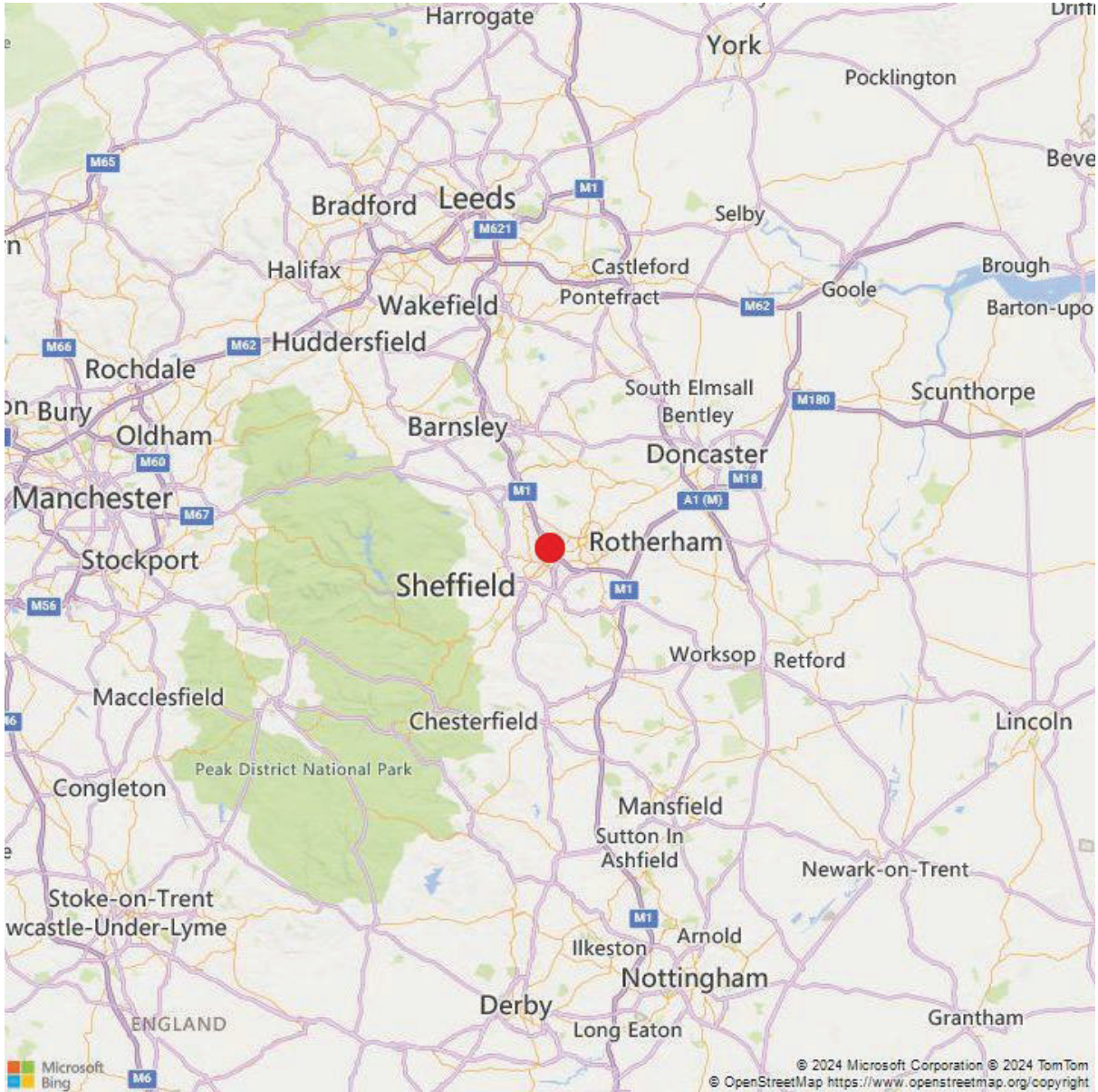
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