

# Lot 9

£165,000 per annum  
exclusive

## 60 Brown Street, Sheffield, South Yorkshire S1 2BS

Modern Freehold Leisure Investment



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ Reversion
Ground and First	Leisure	956 sq m (10,290 sq ft)	SONFIELD DEVELOPMENTS LIMITED t/a Spearmint Rhino. Guaranteed by Spearmint Rhino Europe UK Limited	25 years from 19/03/2002 on a full repairing and insuring lease	£165,000	19/03/2017 and 5 yearly (18/03/2027)
<b>Totals</b>		<b>956 sq m (10,290 sq ft) (1)</b>			<b>£165,000</b>	

(1) The floor area has been taken from the EPC.

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### Key Details

- Modern building located close to Sheffield train station and Sheffield Hallam University
- Let until 2027
- Tenant has been in occupation for 15 years

### On behalf of Receivers



### Location

**Miles:** 29 miles south of Leeds  
35 miles east of Manchester  
64 miles north of Birmingham

**Roads:** A61, A57, A630, M1

**Rail:** Sheffield Railway Station

**Air:** Manchester Airport  
Nottingham East Midlands Airport

### Situation

The property is prominently located to the south-east of Sheffield city centre, close to Sheffield railway station, Sheffield Hallam University Campus and Sheffield United's football stadium. Nearby occupiers include a number of small to medium independent businesses.

### Description

The property comprises a modern D2 Leisure unit.

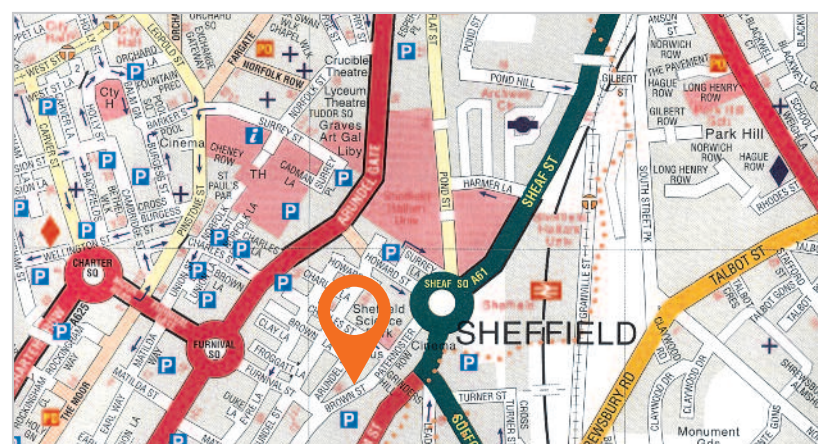
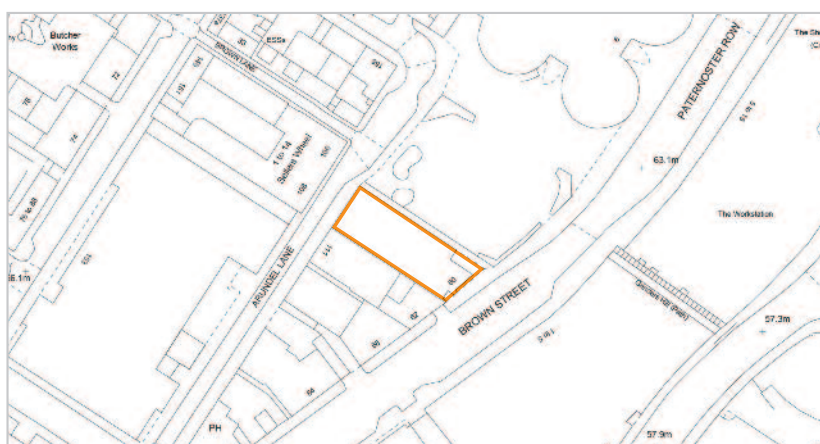
### Tenure

Freehold.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion



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