

Lot 28

£10,000 per annum (rising)

56 Middlewood Road, Sheffield, S6 4HA

Retail/Take-Away Investment



Key Details

- Prominent location in popular Residential Suburb
- New 10 year lease from March 2021 (1) (No Breaks)
- RPI linked Rent Review in 2026
- Close to Hillsborough Exchange Shopping Centre
- VAT-free Investment

Location

Miles: 2 miles north-west of Sheffield
31 miles south of Leeds

Roads: A57, A61, M1 (J34)

Rail: Hillsborough Tram

Air: Doncaster Sheffield Airport

Situation

Hillsborough is a popular suburb of Sheffield, approximately 2 miles north-west of Sheffield City Centre, 31 miles south of Leeds and 36 miles south-east of Manchester. The property is located close to Hillsborough Park, and fronts the east side of Middlewood Road. The property benefits from being close by to two tram stops (Hillsborough and Middlewood Road) which provide access to and from Sheffield City Centre. Hillsborough football stadium is 1.5 miles to the north. Hillsborough Interchange is close by too which connects the area with buses from Sheffield, Rotherham and the local area. Nearby occupiers included B&M, Boots, Savers, Heron Foods

Description

The property comprises a mid-terrace ground floor take-away with ancillary accommodation on the basement and first floors.

Tenure

Long Leasehold. for a term of 800 years from 25th March 1879 at a fixed ground rent of £12 p.a..

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Takeaway	32.05 sq m (345 sq ft)	L & S	10 years from 1/03/2021 on a full repairing and insuring lease	£10,000 pa rising to £11,250 pa on 1/10/2022	1/03/2026 linked to RPI
Basement	Ancillary	29.72 sq m (320 sq ft)	SANDERSON			
First	Ancillary	21.82 sq m (235 sq ft)	t/a 4 Seasons Takeaway			
Total		83.59 sq m (900 sq ft)			£10,000 pa (rising)	



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Churchers Solicitors
Nick Eve
+44 (0)1329 822 333
neve@churchers.co.uk