

SMC  
Brownill  
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For Sale



**Prime Freehold Restaurant & Residential Fully Let  
Investment located on Ecclesall Road in Sheffield**  
**£995,000**

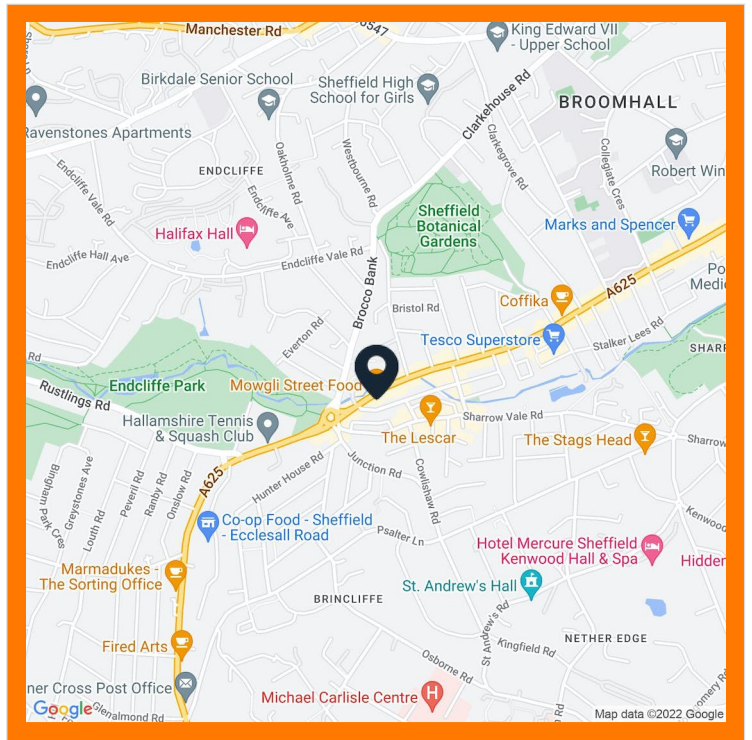
607-609 Ecclesall Road, Sheffield, S11 8PT  
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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Located on Ecclesall Road in south west Sheffield
- Fully let with a current gross income of £83,452.68 pa
- Ground floor restaurant let to Damrong Thai Ltd (with guarantor) t/a 'Patoo Thai'
- Upper floors (4 x studio flats) let on separate AST agreements
- Busy suburban location nearby Nonna's Sheffield, Sainsburys, Mowgli, Lost & Found, The Beer House, etc



A company of values. Est 1884  
Licensed & Leisure | Commercial | Residential



## Description

The property is comprised of two units constructed around the early 20th century, which would have originally been substantial dwelling houses. The property has been converted and extended to provide a restaurant premises to the ground floor and flats to the upper floors.

The ground floor is comprised of a large Thai restaurant with kitchen and toilet accommodation. The two upper floors have been converted to provide four flats. The refurbishment works were undertaken in approximately 2010.

There is a separate access via a corridor to the four apartments. Flats 2 and 3 are bedsits with fully fitted kitchens and a separate shower room/WC. Flats 1 and 2 are duplex apartments. Flat 1 has a kitchen at first floor level and a bedroom/living room plus a shower room/WC at first floor level. Flat 2 has a bedroom on first floor level with a landing and kitchen/living room plus a shower room/WC.

## Location

The property has direct frontage onto Ecclesall Road (A625) close to Hunters Bar in south west Sheffield. The location is approximately 1.5 miles southwest of Sheffield City Centre. The property is adjacent to the former Heritage Museum. There are several other restaurant and bar users nearby. These include the Mowgli, Nonnas, The Beer House, The Porter Brook public house and others. There are also a number of leisure uses including Trib3 gym. Sainsburys Local is also located a short distance away.

## Tenure

The property is offered for sale on a Freehold basis subject to the current tenancies stated within these details.

Freehold - Title Numbers SYK520796 and SYK274804

## Tenancy Details

The ground floor at 607-609 Ecclesall Road is let on the following basis:

Lease Dated: 26th April 2010  
 Tenant: Damrong Thai Ltd  
 Guarantor: Mayuree Musigapong  
 Term: 15 years from 26th April 2010  
 Rent: £55,000 pa  
 Tenant Repair Covenant: Effectively FRI

The four studio flats at first and second floor level at 607-609 Ecclesall Road are let on assured shorthold tenancies (ASTs) producing a total income of £28,452.68 pa.

The total current approximate income is £83,452.68 pa. Further details are available by request.

## Price

£995,000, subject to contract. We understand VAT is not payable on the purchase price.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing Arrangements

For further information or accompanied viewings, please contact the agent:

Francois Neyerlin  
 Telephone: 0114 281 2183  
 Email: francois.neyerlin@smcbrownillvickers.com

Viewings strictly via appointment with the agent only.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

## Business Rates

Further information is available upon request

## Energy Performance Certificate

