

GREYSTONES

GREYSTONES ROAD, SHEFFIELD

S11 7BS

**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



The Greystones

Pub Quiz
Every Tuesday
from 8:30

NO PARKING



BEER
MUSIC
MEETS

GREYSTONES, GREYSTONES ROAD, SHEFFIELD, S11 7BS

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Thornbridge Taps Limited who run 5 pubs and operate 3 additional licensed leisure venues <https://thornbridgebrewery.co.uk/>
- Property arranged over ground, basement and first floors
- Current rent of £73,961 per annum
- Lease expires March 2036
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £995,000 (7.0% NIY)**

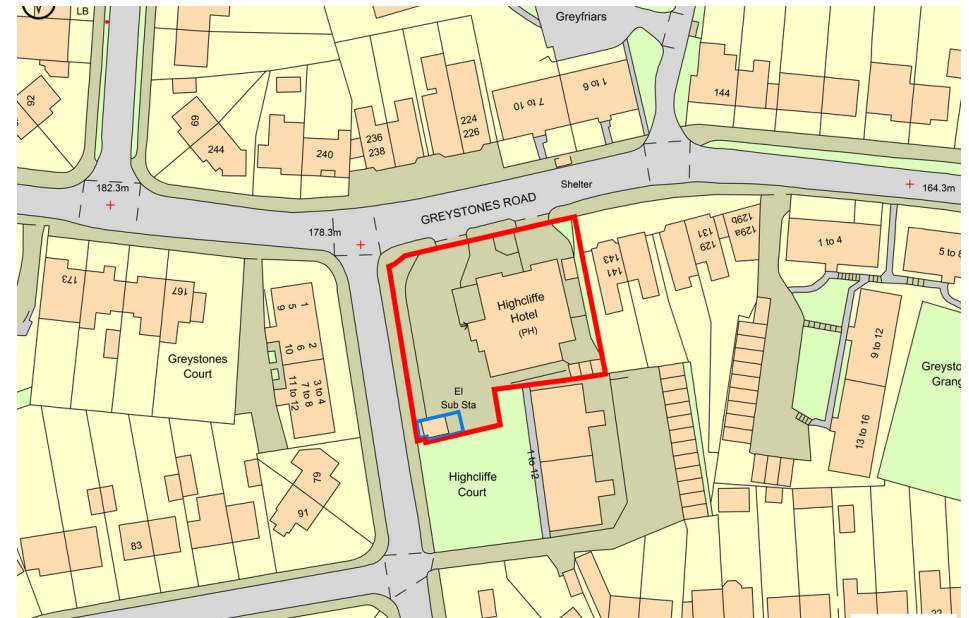
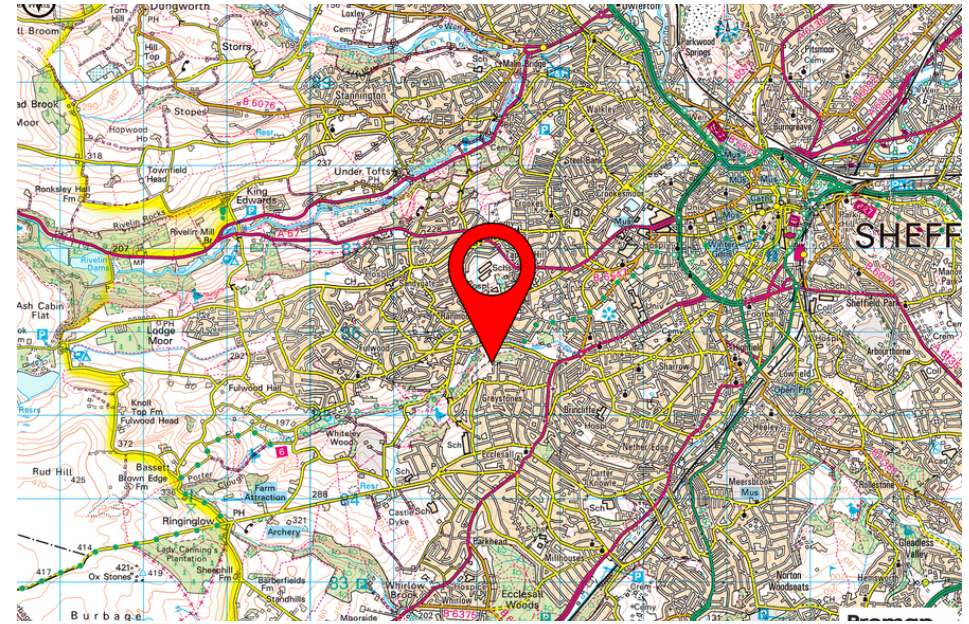
LOCATION

Located in the City of Sheffield in the county of South Yorkshire, 37.0 miles (59.5 kilometres) east of Manchester and 33.0 miles (53.1 kilometres) south of Leeds.

The Greystones is situated fronting Greystones Road in a residential area which is a short distance west from the A625 where both local independent and national retailers operate.

DESCRIPTION

The property is arranged over ground, basement and first floor of a detached two storey building with partially painted brick elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides a customer trading area split into a two room operation with the main front seating area providing an L shaped bar servery and seating on the loose tables and chairs for 80 customers. The rear function room has a public bar and stage area with seating capacity for 120 customers for live band performances. Ancillary areas include a trade kitchen and customer WC's.

Basement: Cellar and stores.

First Floor: The first floor comprises a living room, bathroom and kitchen along with the manager's office and staff accommodation which includes three rooms, a kitchen and bathroom.

Externally: There is front and side beer terraces with seating for 60 customers. To the side there is a car park for 16 vehicles.

TENURE

The property is held freehold (Title Number SYK526316).

TENANCY

The entire property excluding the substation outlined in blue on the attached promap is let to Thornbridge Taps Limited on a 20 year lease from 29 March 2016 at a current rent of £73,691 per annum which is subject to five yearly open market rent reviews and annual RPI increases (except in the open market rent review year). A rent deposit of £16,250 is held by the landlord.

Thornbridge Brewery <https://thornbridgebrewery.co.uk/> was founded by Jim Harrison and Simon Webster in 2005 and has since grown to a state of the art brewery, 5 pubs and 3 licensed venues, all of which are located in Sheffield.

There is a substation outlined in blue on the above promap which is let to Northern Powergrid (Yorkshire) Plc on a 60 year lease from 1 January 1965.

PLANNING

The property is not listed or situated within a conservation area.



VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

EPC

C-62

TERMS

We are instructed to invite offers in excess of £995,000 (7.0% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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