

0114 2449121

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INVESTMENT - FOR SALE

Eddisons



15 GREYSTONES ROAD, GREYSTONES, SHEFFIELD, SOUTH YORKSHIRE S11 7BJ

Price: £300,000

Size: 1,601 sq ft (148.73 sq m)

- Tenanted hot food take-away and flat producing £10,200 per annum exclusive.
- Occupied on an expired lease.
- Potential for long term redevelopment.

## LOCATION

The property is located on the south side of Greystones Road at its junction with Blair Athol Road and within 50 yards of its junction with the A625 Ecclesall Road.

This is an established and popular residential area.



## DESCRIPTION

The property comprises a ground floor hot food take-away with kitchen that also services the three bedroom flat to the upper floors.

Internally the property is arranged to provide the usual servery with preparation and rumbler room beyond. There is also a further kitchen to the ground floor with living room, bathroom and two bedrooms to the first floor and a third bedroom to the attic.

Externally to the rear there is an ample yard area within which is located a detached garage.

## 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/gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Servery	18.6	200
Preparation Room	15.9	171
Kitchen	13.7	147
<b>First Floor</b>		
Living Room	19.8	213
Bedroom	13.8	149
Bedroom	6.2	67
Bathroom	-	-
<b>Second Floor</b>		
Bedroom	22.7	244
<b>Cellar</b>		
Storage	14.8	159
<b>Outside</b>		
Garage	23.4	251



## PRICE

Freehold Asking Price - £300,000

## 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.

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T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

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## TENURE

Freehold

The property is subject to an expired lease for a term of 10 years from 19 October 2009 at a current passing rent of £10,200 per annum exclusive for the entire property.

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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 - £9,400

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 of D (87). A copy of the EPC is available from the agent.

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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

Ref:

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

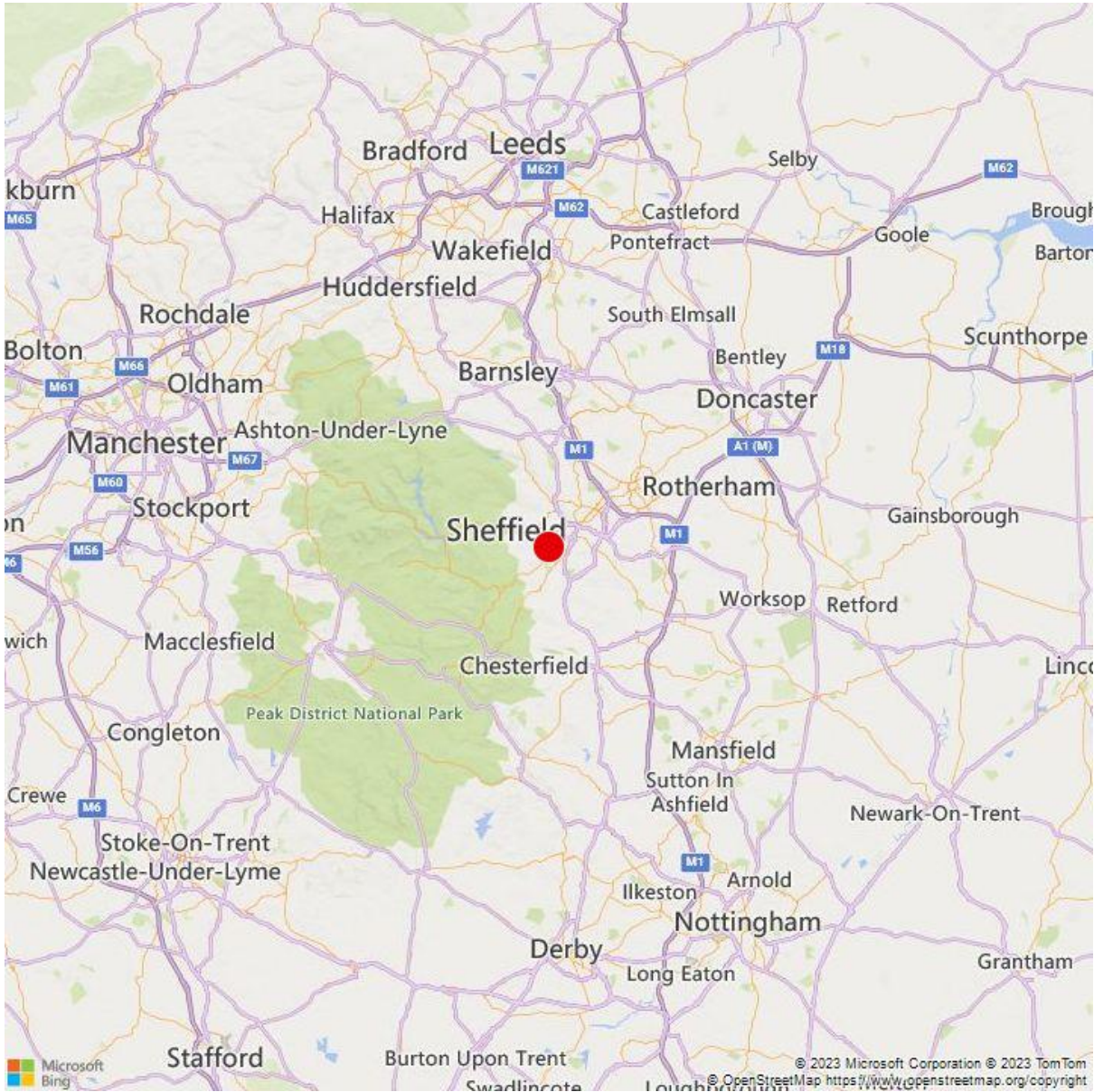
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