

0114 2449121

eddisons.com

INVESTMENT - FOR SALE

Eddisons



100 TO 104 MATILDA STREET, SHEFFIELD, SOUTH YORKSHIRE S1 4QF

Price: £3,800,000

Size: 16,777 sq ft (1,558.60 sq m)

- Annual gross rent - £277,291.81
- Eight newly completed and two converted apartment investment (fully tenanted).
- Tenanted office and retail units.
- Vacant former laboratory.

LOCATION

The premises are located close to the junction of Matilda Street and Shoreham Street approximately a quarter of a mile to the south of Sheffield's Midland Railway Station and Hallam University. Matilda Street is a busy and thriving cosmopolitan location with new retail operators along with a number of purpose built and converted residential apartments.



DESCRIPTION

The property comprises principally of 8 new build flats fully occupied as student accommodation serviced with a lift to all floors with a further 2 flats converted within the former Matilda Tavern, again fully occupied.

The ground floor of the former Matilda Tavern provides a newly occupied residential letting agency and a long established cafe business next door.

Adjacent to the above is a vacant former laboratory building of brick and cement construction over ground, first and second floors suitable for further development of the site.

SERVICES

We understand that mains electricity and water are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers.

PRICE

£3,800,000

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
100 Matilda Street		
Ground Floor		
Fit Property	68.9	742
Tilly's Sandwich Shop	32.0	344
Basement		
Kitchen and WC's	Not Measured	
First Floor		
7 Bedroom – Flat 2	112.8	1,214
Second Floor		
6 Bedroom – Flat 3	98.5	1,060
100A Matilda Street		
Basement		
Store	73.9	795
Ground Floor		
2 Bedroom – Flat 4	62.2	670
5 Bedroom – Flat 5	89.5	964
First Floor		
3 Bedroom – Flat 6	51.6	555
6 Bedroom – Flat 7	95.7	1,031
Second Floor		
3 Bedroom – Flat 8	51.6	555
6 Bedroom – Flat 9	95.7	1,031
Third Floor		
3 Bedroom – Flat 10	51.6	555
6 Bedroom – Flat 11	95.7	1,031
104 Matilda Street		
Ground Floor		
Offices/Laboratories	190.3	2,048
First Floor		
Offices/Laboratories	193.1	2,078
Second Floor		
Offices	195.5	2,104
TOTAL	1,558.60	16,777

VAT

We understand that VAT is not payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position regarding the Freehold Interest, if necessary by taking the appropriate professional advice.

For more information, visit eddisons.com
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

Incorporating Fernie Greaves



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:

LEASE TERMS

	RENT
100/100A Matilda Street	
Fit Property	£16,200
Café	£6,000
10 Student Flats	£255,091.81
TOTAL	£277,291.81

BUSINESS RATES

	RATEABLE VALUE
Café and Premises	£2,000
Workshop and Premises	£23,750
Flats 2 to 11	Bands B to D

TENURE

Freehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has EPC ratings of between B and F.

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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