

0114 2449121

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Eddisons

CITY CENTRE RETAIL/OFFICE PREMISES - FOR SALE



18/20 NORFOLK ROW, SHEFFIELD, SOUTH YORKSHIRE S1 2PA

Price: £725,000

Size: 3,610 sq ft (335.5 sq m)

- Attractive premises on popular pedestrian street.
- Extensive cellar.
- Period Grade II Listed building.
- Fully let and providing £56,500 per annum.

LOCATION

The property is located on Norfolk Row immediately opposite St Marie's Roman Catholic Church approximately midway between Fargate and Norfolk Street.



DESCRIPTION

The premises comprise a multi tenanted three storey Grade II Listed brick building beneath a combination of pitched and flat roof coverings.

The retail unit is currently let as a Café for a term of 6 years until 2030.

Number 18 and all upper floors are also let by way of a formal lease until 2033.

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.

TENURE

Freehold

TENANCIES

Number 18 is occupied by Portman Dental Clinic by way of a formal full repairing and insuring lease expiring in 2035 at a current rent of £35,000 per annum exclusive.

Number 20 is occupied by a Café operating by way of a formal FRI lease expiring in 2030 at a current rent of £21,500 per annum exclusive.

ACCOMMODATION

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

	M ²	SQ FT
Number 18		
Ground Floor		
Reception, Consultation and Stores	67.5	726
WC's	-	-
First Floor		
Six Rooms	107.4	1,156
WC	-	-
Second Floor		
Two Rooms and Storage	47.4	510
Kitchen	15.5	167
WC	-	-
Number 20		
Ground Floor		
Retail	62.0	667
Basement		
Cellars	35.7	384
Totals	335.5	3,610

PRICE

£725,000

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Shop and Premises - £14,750 Rateable Value

Surgery and Premises - £27,750 Rateable Value

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.

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VAT

VAT will be payable on the purchase price and/or any other payments detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

An EPC is not required as the property has Grade II Listed status.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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: PO/182107

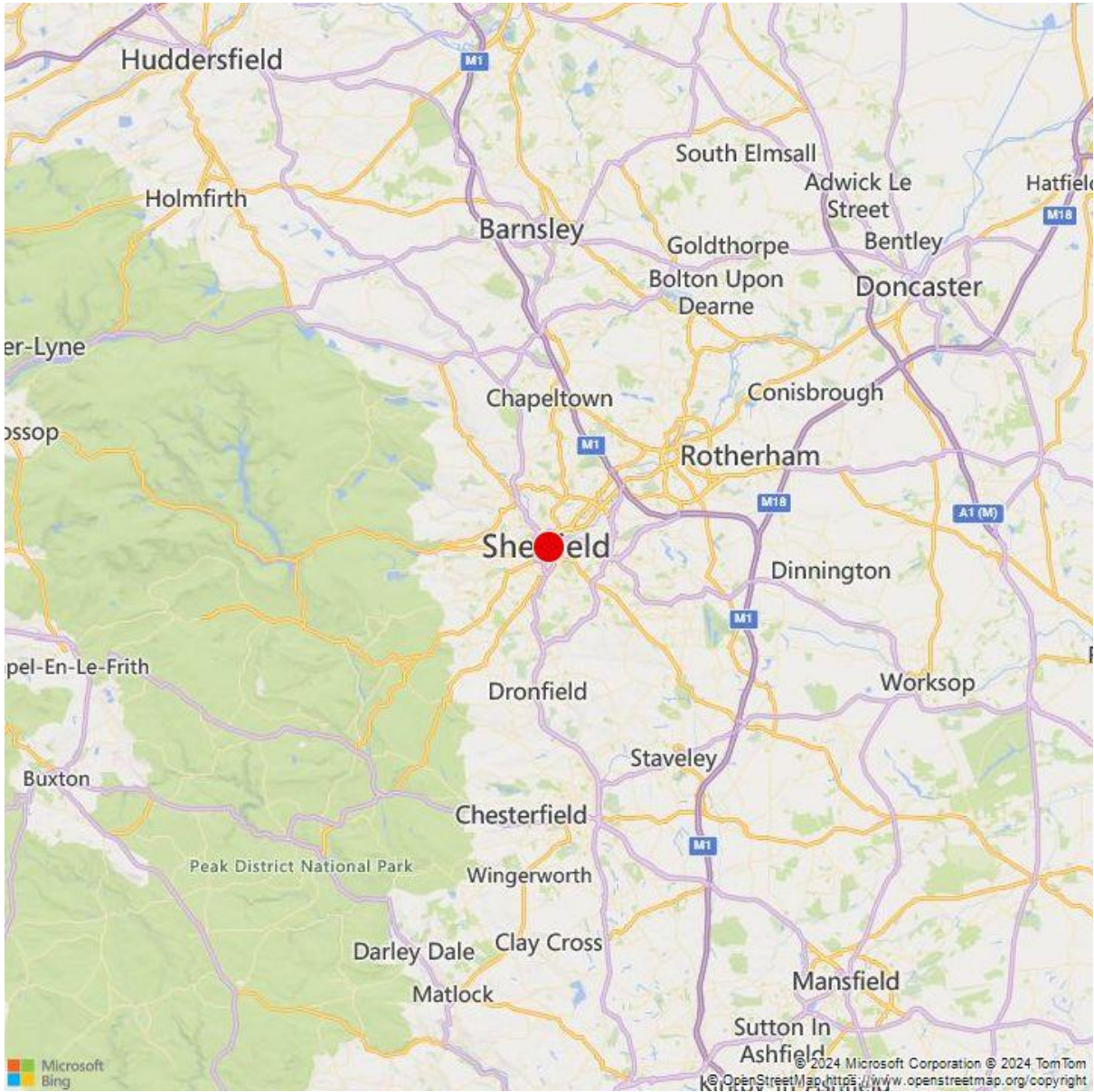
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