

0114 2449121

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INVESTMENT – FOR SALE

Eddisons



44 BANK STREET, SHEFFIELD, SOUTH YORKSHIRE S1 2DS

Price: £300,000

Size: 2,458 sq ft (228.35 sq m)

- Tenanted café/office producing £20,000 per annum exclusive.
- Occupied by Mental Health Matters funded by NHS.
- Let on 4 year lease to October 2026.

LOCATION

The property is located within Sheffield City Centre on Bank Street close to its junction with Snig Hill. The ongoing redevelopment of the area to the rear of Sheffield Law Courts known as West Bar Square is within 200 yards.

The premises comprise the ground, lower ground and basement floors only of the property in this recently gentrified location.



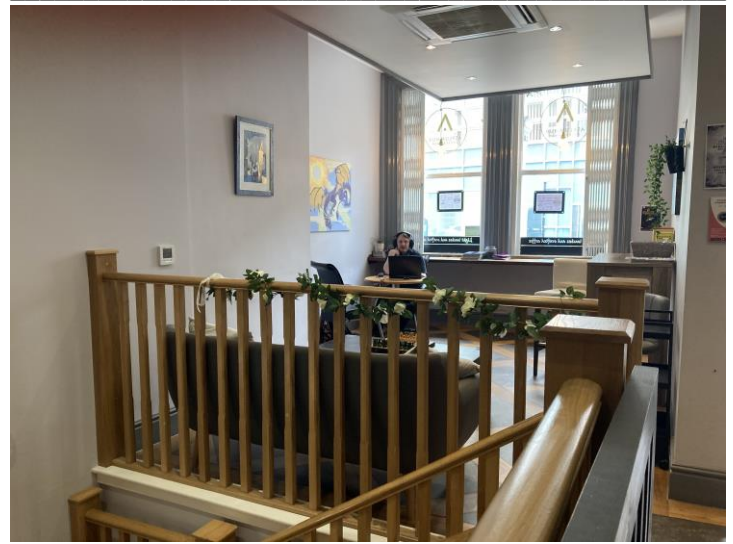
DESCRIPTION

The property is currently configured to provide a reception and seating area with customer WC's on the ground floor. There is further seating and kitchen area to the lower ground floor plus further office/storage space to the basement with ground level access to the rear of the property.

ACCOMMODATION

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

	M ²	SQ FT
Ground Floor		
Seating and Servery	59.8	633.0
WC's	-	-
Lower Ground Floor		
Seating and Kitchen	60.1	647
Basement		
Offices/Stores	109.5	1,178
TOTAL	228.35	2,458



PRICE

Long Leasehold Asking Price - £300,000

Long lease from January 2016 for 999 years at a nominal non-reviewable ground rent.

VAT

VAT may be 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.

TENANCY

The property is let by way of a new 4 year effectively full repairing and insuring lease from October 2022 at a fixed rent of £20,000 per annum exclusive of service charge.

BUSINESS RATES

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

Restaurant and Premises - £23,000

EPC

The property has an EPC rating of C (52). A copy of the EPC is available from the agent.

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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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: PDO/162776

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

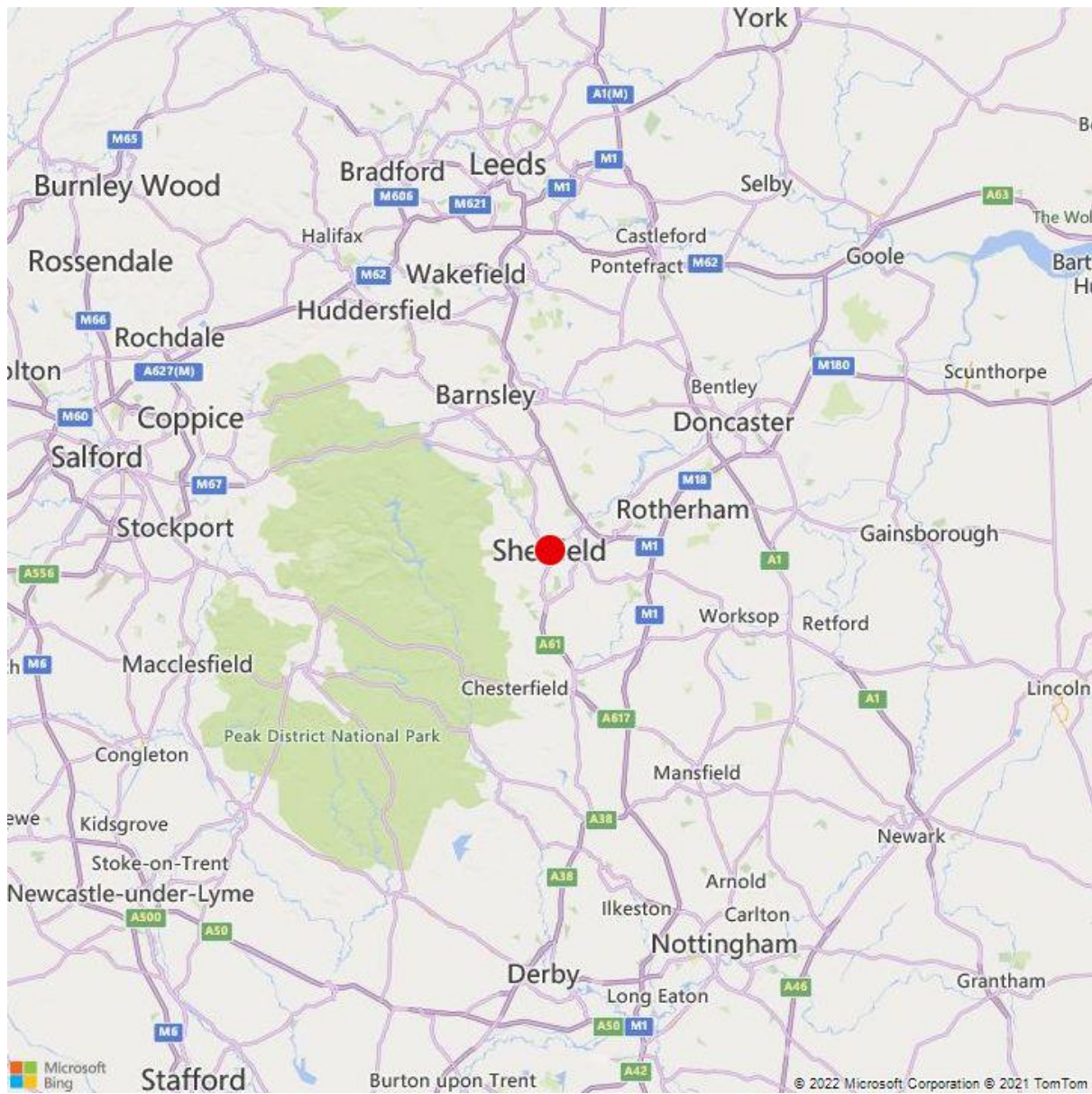
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