



The Old Crossed Daggers

Ref: 5469132

14 Market Place Woodhouse, Sheffield, S13 7JX

Freehold: £300,000

Leasehold: Nil Premium, Annual Rent: £18,000

The Oldest Building in Woodhouse c.1658

Currently Spice & Rice Restaurant

Grade II Listed building

Set over 2 floors, approx 370sq.m

Freehold & Leasehold Opportunity

EPC Exempt



The current Spice & Rice utilises the bottom floor plus some toilets to the upstairs, of the stunning period building. The interior has all its original features and has a trading space that is well divided up, a commercial kitchen and a well proportioned entrance foyer. The upstairs has customer toilets, along with a large unused space that us in need of renovation in order to trade in it. The freeholders are looking to sell the existing freehold or find a new tenant to restore this building to its former glory.



Location

Woodhouse is a suburb of the City of Sheffield, England. It is located in the south-eastern part of the city and covers an area of 2.7 square miles. The population of this ward in 2011 was 17,450 people in 7,764 households. The Old Crossed Daggers is situated just off the A57 road into Sheffield off the M1, which is 4 miles away. The premises is in the heart of Woodhouse, right on the market square.

Internal Details

- 60 cover restaurant
- Large commercial kitchen
- Entrance foyer
- Customer toilets
- Large unused room



The Opportunity

The Old Crossed Daggers is a historic building in the suburb and in Sheffield itself. Any new tenant or freeholder has the opportunity to renovate the upstairs and extend or diversify the current business, or trade as is in the current area that is being use. Although the building is listed it could hold a variety of different hospitality uses, such as a restaurant of any cuisine or a real ale pub that it once was. Any potential changes will be STP.

Tenancy

Current tenant is paying £15,000 per annum on a rolling tenancy

Regulatory

Premises licence.

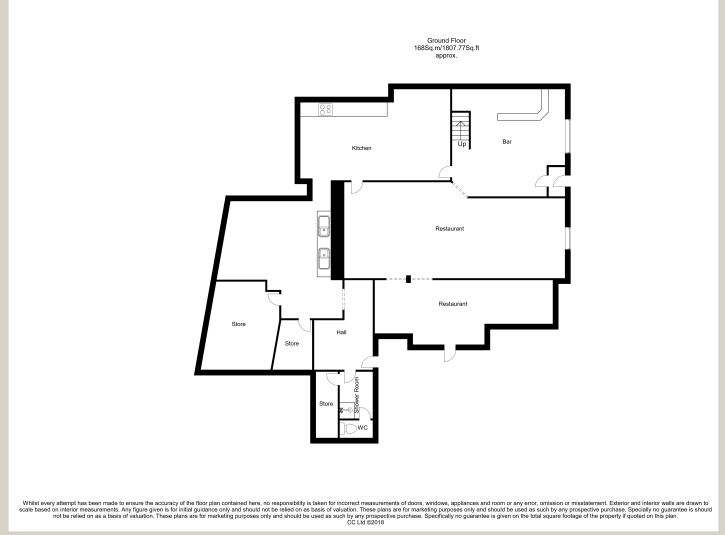


Business Rates

The Rateable Value is £8,100 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Fixtures & Fittings

Available vacant possession, Any of the tenants fixtures and fittings he is willing to sell are up for potential sale and negotiation.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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