SMC Brownill Vickers

For Sale

Part let city centre investment with potential for development or owner occupation of vacant part

Offers in the region of £390,000

19-29 York Street, Sheffield, S1 2ER

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- Two storey building plus basement, currently let to Hidden Hearing and In The Picture
- Sheffield city centre location very close to High Street and Fargate
- Current income of £27,750 pa
- First floor currently vacant - potential for owner occupation or residential conversion (stp)

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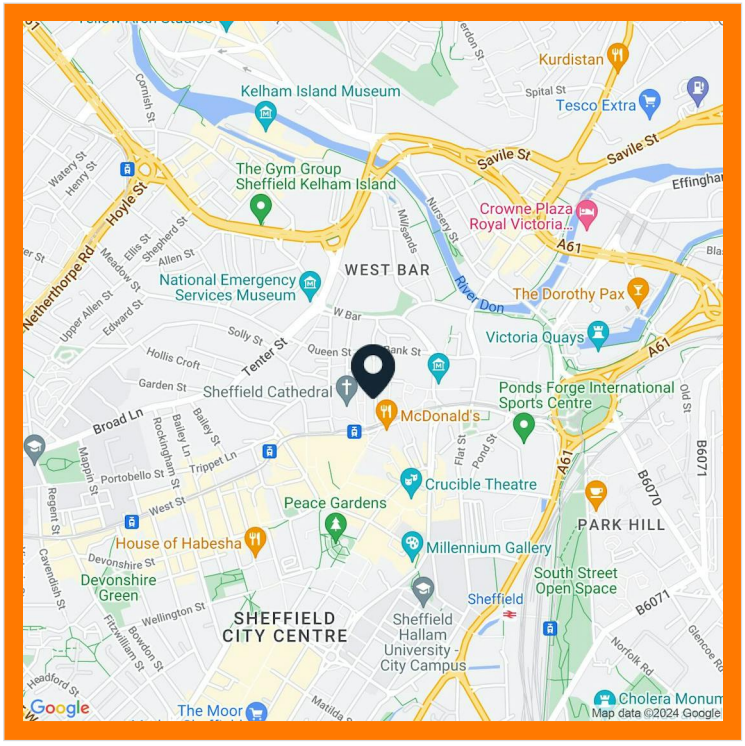

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement - Storage	813	75.53
Ground - In The Picture	500	46.45
Ground - Hidden Hearing	719	66.80
1st - Vacant	1,483	137.78
Total	**3,515**	**326.56**

Description

The subject property is off part brick and part stone construction retail / office building. The accommodation is on two main stories plus a basement. At present it is split into three areas, of which two are let; on the ground floor to Hidden Hearing and In The Picture. The first floor is current let but was previously let to a recruitment firm as office space.

There is a substantial basement to the property, which provides storage for the tenants and there is a vacant area also.

Location

The property is located on York Street, which lies between Campo Lane and High Street in Sheffield city centre. The property is well placed for various shops and amenities on High Street, Fargate and in the wider city centre. Sheffield Catherdral is located a short distance away.

Tenure

Freehold. Title number: YWE71532

Planning

We anticipate the the property has an established retail / Class E planning use given the historic uses.

We would anticipate the first floor may have potential for a variety of other commercial / residential uses subject to planning. We suggest interested parties make independent enquiries to establish whether their planning use is suitable.

Rating Assessment

Ground Floor, 29 York Street: Rateable Value £4,800.
Ground Floor, 19-23 York Street: Rateable Value £11,000.
First Floor, 19-29 York Street: Rateable Value £12,250.

Tenancy

Tenant: Individual trading as In The Picture
Area: Ground Floor Office and part basement
Lease: Currently holding over at rent of £10,000 pa

Tenant: Hidden Hearing Ltd
Area: Ground Floor Office / Retail
Lease: 10 year lease from 17/10/2018 at rent of £17,750 pa

First Floor: currently vacant

Price

Offers in the region of £390,000. We are informed VAT is NOT payable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Energy Performance Certificate

D (90)

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