



21 Campo Lane, Cathedral Quarter, Sheffield, S1 2EF

Long leasehold investment for sale in the centre of Sheffield occupied by a well established tenant

Tenure	For Sale
Available Size	1,215 sq ft / 112.88 sq m
Price	£150,000
EPC Rating	C (74)

Key Points

- Superb opportunity
- Long Established Tenant - Tall Poppy Hairdressers
- Asking Price £150,000
- Long Leasehold Interest For Sale
- Net rental income of £12,000 per annum, increasing to £14,000 in Year 3
- Sheffield Cathedral Quarter location

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Summary

Available Size	1,215 sq ft
Price	£150,000
EPC Rating	C (74)

Description

A large ground floor retail unit with good frontage and full height display window to Campo Lane. The property is currently tenanted by Tall Poppy Hairdressers, a well established business of over 13 years.

Location

The property is located in central Sheffield in close proximity to Sheffield Cathedral. It is within the heart of the traditional professional quarter of the city. Set in a conservation area, Campo Lane is home to many small and medium scale professional practices and retail occupiers as well as professional and student residential properties. Due to the proximity to the centre of the city, public transport links are excellent with the Supertram (Cathedral stop) within a few hundred meters.

Specification

- Electricity (single phase)
- Gas
- Water
- Mains drainage
- Broadband
- Air conditioning

Accommodation

The accommodation is fitted out as a hairdressers and also has a rear kitchen and WC.

Lease Terms

A new 5 year lease is being granted at a net rental of £12,000 rising to £14,000 at Year 3.
Based on an asking price of £150,000 (One Hundred and Fifty Thousand Pounds) reflects a net initial yield of 7.86%

Tenure

Long leasehold. The property is held on a 150 year, less 3 days, lease from 5 March 2004, expiring 2 March 2154.

Ground Rent and Service Charge

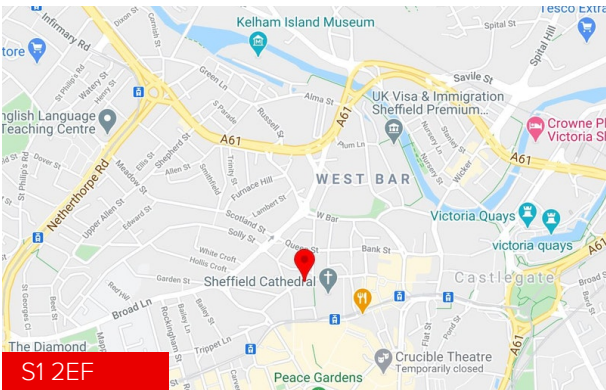
A half yearly ground rent is payable of £137.70.
A service charge is payable of £59.44 per month.
Both costs are paid by the landlord and recharged to the tenant as per the terms of the lease.

Price

£150,000. We understand that VAT will be payable on the purchase price.

Rateable Value

Unit 4, The Chimes, Campo Lane, S1 2EF £17,250



Viewing & Further Information

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