

HIGH STREET PROPERTY / CLASS E
120 Hartley Brook Road, Sheffield S5 0JE



Price: £100,000
Ground Floor Area
722 Sq ft / 67 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

**FOR SALE - GROUND FLOOR SHOP WITH
VACANT POSSESSION PLUS FIRST FLOOR FLAT
SOLD ON A LONG LEASE FROM APRIL 1993****Location:**

The subject premises are located in a prominent trading position in this retail circle which serves the local residential area, some 3½ miles north of Sheffield city centre. Rowlands Pharmacy and Premier are represented close by.

Proposal:

Guide Price: £100,000

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor Shop	722	67.1
First Floor Flat	sold off on a long lease	

Tenure:

Leasehold - held on a 200 year lease from 31st August 1933. The ground floor shop is available with vacant possession. The first floor flat has been sold off on a long lease for 99 years from 1st April 1993.

Business Rates:

The premises currently has a rateable value of £7,200. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We have been advised by our client that the property is exempt from VAT.

Date Prepared:

March 2022

Subject to Contract

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