

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

527 Ecclesall Road, Sheffield S11 8PR



- Investment For Sale – Restaurant with 2 Bed Flat
- Excellent Location Fronting Ecclesall Road
- Fully Let Producing £25,700 pa
- Net Initial Yield – 6.9%
- Offers Required around £360,000

www.crosthwaitecommercial.com

LOCATION

The premises are situated in a prime location fronting Ecclesall Road around 1½ miles south of Sheffield city centre. The property is close to Nonna's Bar & Restaurant, Sainsburys Local, Oxfam, Nando's, Pizza Express and Taco Bell with many other national, regional and local traders nearby.

There is on street parking in front of the premises during the hours of 9.30am to 4pm and further parking along the many side streets.

DESCRIPTION

The property comprises a ground floor restaurant with a kitchen, storeroom and disabled WC to the rear.

The shop has been fitted out to a good high standard and includes –

- Electrically operated sliding front door
- Security shutters
- Air conditioning
- Security alarm system

Above the shop there is an apartment on 2 floors approached from the side passageway.

ACCOMMODATION (Approx net internal areas)

Gross Frontage	13 ft 2 ins	4.01 m
Internal Width	12 ft 6 ins	3.84 m
Shop Depth	39 ft 7 ins	13.61 m
Ground Floor Sales Area	530 sq ft	49.2 sq m
Rear Store	129 sq ft	12.0 sq m

1st Floor - 2 bedrooms with kitchen and bathroom.

2nd Floor - Large living room.

ENERGY PERFORMANCE CERTIFICATE

The shop has a rating of 133 (Band F). Full EPCs will be provided on request.



RETAIL TENANCY

The ground floor and basement are let to Richard Ledger, trading as Lucky Fox, for a term of 10 years from 13th April 2016 at a rent of **£18,500 per annum** subject to a rent review and a tenant's break option at the end of the 5th year. There is a rent deposit of £5,000 which will be transferred to the purchaser on completion. The lease is in Richard Leger's personal name and he currently trades 2 Lucky Fox restaurants, 527 Ecclesall Road and 72 Division Street, Sheffield. For further details see www.theluckyfox.com.

RESIDENTIAL TENANCY

The apartment is let on an Assured Shorthold Tenancy from 21st September 2017 at £600 per month producing a rental of **£7,200 per annum**.

TENURE

The premises are held freehold.

PRICE

Offers in the region of **£360,000** are invited for this freehold interest, subject to the above tenancies.

We understand that VAT will NOT be payable on the purchase price.

NET YIELD

With a total rental income of £25,700 pa, a purchase at this level would give a **net initial yield of 6.9%** allowing for acquisition costs of 3.83%.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
Revised July 2018



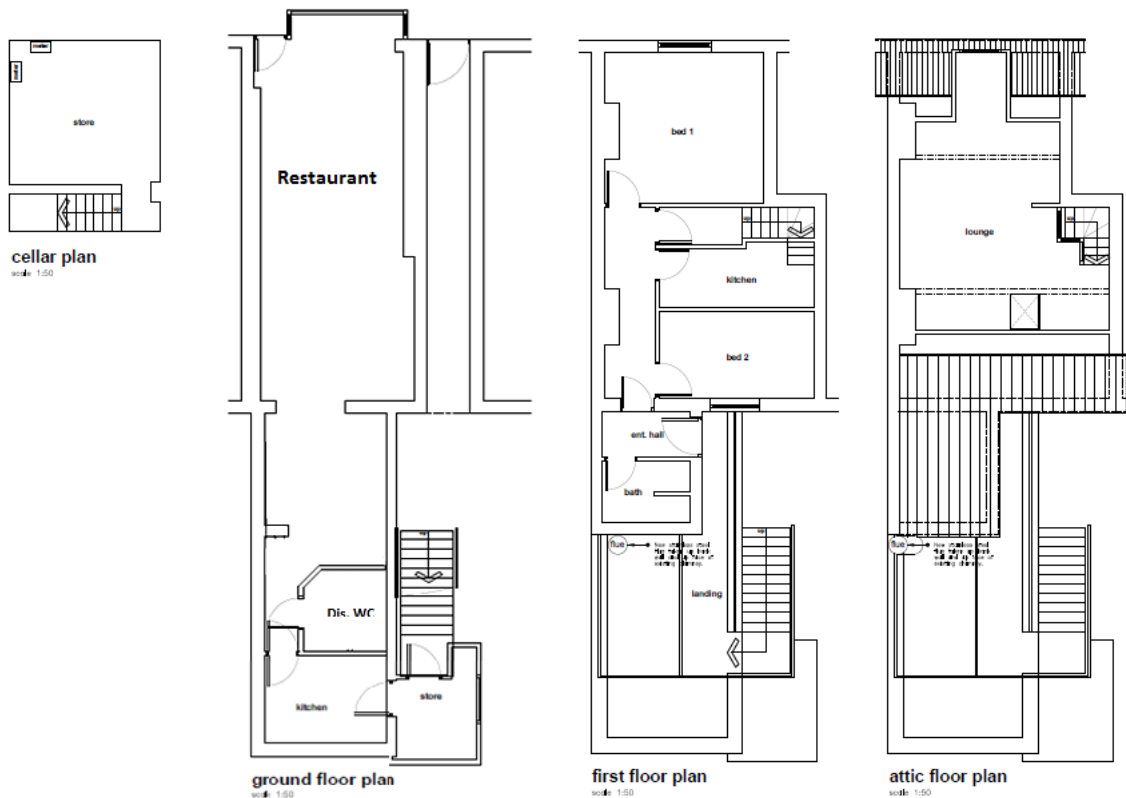
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Layout Plans



Not to Scale
For Identification Only