



575 Attercliffe Road, Sheffield

Sheffield, S9 3RB

Property Type	Leisure, Bar / Restaurants, Investment
Tenure	For Sale
Size	4,879 sq ft (453.27 sq m)
Freehold Price	£300,000
EPC Rating	This property has been graded as 105(E).

HIGH PROFILE INVESTMENT PROPERTY

Key Points

- > Located in a busy main road location.
- > Within a short distance of Sheffield City Centre and Junction 34 of the M1 Motorway.
- > Current rental income of £20,000 per annum, with stepped increases rising to £25,000 per annum

Location

Located on Attercliffe Road approximately two miles East of Sheffield City Centre and within a short drive of Junction 34 of the M1 Motorway leading North and South.

The area provides a mixture of commercial uses including industrial offices and restaurants.

Description

Comprising of a detached two-storey building with basement and one bedroom self-contained flat.

Ground and first floor providing good open plan accommodation with a passenger lift serving ground and first floor and a dumb waiter serving the basement, ground and first floor. The property has been extensively recently fitted out and is currently being utilised as a sheesha bar.

Accommodation

	Sq M	Sq Ft
Basement		
Storage	51.35	552.74
Ground Floor		
Bar Area	177.17	1,907.10
Store rooms	16.47	177.29
Female WCs	8.77	94.40
Male WCs	15.81	170.18
Disabled WCs	3.4	36.60
First Floor		
Main area	130.17	1401.20
WCs	22.43	241.44
Flat		
Living Room/Kitchen	17.23	185.47
Bedroom	6.92	74.49
Bedroom	3.56	38.32
Total Areas	453.30	4879

Tenure

We have been advised that the property is freehold.

Lease

Tenant: Adam Hussain
Guarantor: Amjad Mahmood
Use: As a sheesha, dessert bar and restaurant within A3 Use Class Order
Rent: £20,000 pa until 15th August 2020; then £22,000 pa until 14th August 2023; & then £25,000 pa until 14th August 2025.

Price

£300,000



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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