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**Telephone: 0114 275 3260**

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390 Richmond Road, Sheffield, S13 8LZ.

## INVESTMENT FOR SALE

### SUMMARY

- Within a popular and convenient residential location. Served well by excellent transport links.
- The current passing rent is £9,000 per annum subject to a 'upwards only' rent AT 5 yearly intervals.
- Investment for sale at **£100,000 +VAT** (If applicable) subject to contract for this freehold invest with a calculated purchaser a net initial yield of 8.9%.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract

**Lane  
Walker**

Chartered Surveyors  
Commercial Property Consultants

## LOCATION

The premises are within a popular and convenient residential area with local shops, schools, public transport and easy access to the city centre and motorway network. The premises which trades as Pejis 3 are located adjacent to Richmond Fisheries with other occupiers in close proximity including The Co-Op, William Hill and The Co-Operative Pharmacy.

Other local occupiers include and Asda Superstore, independent shops, bars, restaurants and sports facilities. Crystal Peaks Shopping Centre and Drake House Retail Park are also close by and the whole area is served well by excellent public transport.

## ACCOMODATION

The ground floor shop is arranged to provide the following approximate dimensions and net internal floor areas:

	SQ FT	SQ M
Internal Width	12'0"	3.7

  

	SQ FT	SQ M
Ground Floor Sales	401	37.3
Ground Floor Ancillary	47	4.4
<b>TOTAL</b>	<b>408</b>	<b>41.7</b>

## TENURE

Freehold.

## TENANCY

The premises are held freehold and the ground floor is let to Zeynal Demir on a 15-year FRI lease from 23<sup>rd</sup> June 2012 at a passing rental of £9,000 per annum exclusive with upwards only rent reviews at 5 yearly intervals.

## PROPOSAL

Our clients require a price of **£100,000** plus VAT (if applicable) and subject to contract for this freehold investment which we calculate shows a purchaser a net initial yield of approximately 8.9%.

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## LEGAL COSTS

Each party to be responsible for their own legal fees incurred as a result of this transaction.

## EPC

Available upon request.

## VIEWING

All arrangements are to be made strictly through the joint agents:

**Robert Lane**  
**Lane Walker**  
**0114 275 3260**  
[robert@lanewalker.co.uk](mailto:robert@lanewalker.co.uk)

**Gary Newbould**  
**Newbould Commercial**  
**0114 327 7892**  
[gary@newbouldcommercial.co.uk](mailto:gary@newbouldcommercial.co.uk)



## SUBJECT TO CONTRACT

DETAILS REVISED SEPTMEBER 2016

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