

# 12 Ground Rents at Churchdale Road, Frecheville, Sheffield S12

**GUIDE PRICE: 15 YP**

**| GROUND RENT INVESTMENT**

- **Freehold ground rents**
- **Secured to three modern houses**
- **£100 per annum each**
- **200 years leases**
- **Additional income for right of way in favour of Sheffield City Council**
- **Overall income £500 increasing to £600**

## **Tenure**

Freehold subject to a 200 year lease from June 2004  
A copy of the counterpart lease is available for inspection

## **Right of Way**

In addition to the ground rent income an amount of £200 is received from Sheffield City Council in relation to a right of way granted in

2005. This amount rises to £300 from 2 December 2012, £400 from December 2017 and £500 from December 2022. Thereafter the amount is by negotiation

## **Note**

Bids will be taken at the auction in terms of years purchase ie a multiple of the annual income  
The guide price above for example would equate to £7,500

## **SOLICITORS**

Wake Smith & Tofields, 68 Clarkehouse Road, Sheffield S10 2LJ (Ref: Mrs Rachael Flintoft)

