

- **Purpose built secure car park**
- **15 spaces - not restricted to residents of Porterbrook**
- **Three annual licenses at £780/£785pa including service charge**
- **Potential for net income of approximately £9,500**
- **Prime location just off Ecclesall Road**
- **Joining major development at Summerfield Street**
- **Useful investment income**

Location

Porterbrook 2 is located on Pomona Street between Summerfield Street and Pear Street just off Ecclesall Road, approximately 1.5 miles from Sheffield city centre.

Description

The Car Park occupies the ground floor of the development with gated security access from Pomona Street. There are a total of 19 spaces, 4 of which have been sold. The spaces are currently used by parties other than the owners/tenants of Porterbrook 2.

License Details

The following spaces are held by way of annual licenses :

- 14 - £785pa from 11th October 2018 including service charge
- 12 - £780pa from 1st June 2018 including service charge
- 16 - £780pa from 15th January 2018 including service charge. The tenant is still in occupation and it is the

purchaser's responsibility to extend/terminate as they wish.

The seller holds an amount of £50 for two of the licences in relation to key fobs, which is returnable

Tenure

Leasehold for 200 years from 29th May 2009

Service Charge

There is an annual service charge of between £160/£170 per car parking space

VIEWING

By appointment with Adrian Little
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SOLICITORS

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