

**28 289 Ecclesall Road, Sheffield, South Yorkshire S11 8NX****GUIDE PRICE £375,000 PLUS VAT \*****I MIXED RESIDENTIAL & COMMERCIAL INVESTMENT**

- **Substantial mixed commercial/residential investment**
- **Comprises Pizza takeaway with 3 bed flat above**
- **Ground floor let to Pappa John's (UK) Ltd on 15 year lease at £20,000pa on FRI terms**
- **Flat let at £12,060pa**
- **Total income £32,060 pa**
- **High profile position on Sheffield's 'Golden mile'**

**Accommodation**

Ground floor - 106.54 sqm (1,146 sq ft)

First floor - 46.34sqm (499 sq ft)

Second Floor 35.78 sqm (385 sq ft)

**Tenancy details**

The ground floor is let to Papa John's (GB) Ltd for 15 years from the 10th September 2013 on FRI terms at a rental of £20,000 pa. It should be noted that a 3 month rent free period has been agreed for the June quarter date but the tenant's right to a break clause has been waived.

The residential accommodation is let by way of an Assured Shorthold Tenancy at £12,060pa .

The property is listed as 'Restaurant & premises' in the current rating list

**Rateable Value**

£19,250

**Joint Auctioneers**

Lambert Smith Hampton

**EPC Rating**

Copies of the EPCs will be available to view via our website

**VIEWING**

Viewing by appointment with Lambert Smith Hampton. - Max Williamson 07740 442565  
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**Lambert  
Smith  
Hampton**

**SOLICITORS**

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