

# 18 549 Gleadless Road, Heeley, Sheffield, South Yorkshire S2 2BS

GUIDE PRICE £65,000+\*

| COMMERCIAL INVESTMENT

- **Single storey commercial unit - 953sqft**
- **Let to Heron Foods - In occupation in the block for approximately 25 years**
- **Recent extensive refurbishment**
- **Tenure from 25th November 2019**
- **£7,000pa with 4 year rent reviews**
- **Leasehold 99 years from 25th March 1965**

## Description

Recently refurbished ground floor unit, approximately 953sqft used in conjunction with neighbouring units.

## Rating Assessment

According to the most recent rating, the property is described as "Gymnasium premises" with a RV of £5,000

## Lease Details

The property is let to Heron Foods for 10 years from 25th November 2019 at £7,000pa with rent reviews every four years

## Tenure

The property is leasehold for 99 years from 25th March 1965 with an annual ground rent of £100.

## EPC Rating E

### VIEWING

External inspection only

### SOLICITORS

Banner Jones, 24 Glumangate,  
Chesterfield S40 1UA

