

# 35 The Big Gun, 11–17 Wicker, Wicker, Sheffield, South Yorkshire S3 8HS

GUIDE PRICE £175,000\*

COMMERCIAL INVESTMENT

- Long established landmark Sheffield public house
- Extensive accommodation over three levels
- Large garage approached from Gun Lane
- Let on remainder of 5 year lease – expires 4th September 2023
- Current rent £16,554.84pa on FRI terms
- Residential accommodation includes 7 bedrooms
- Considerable potential for ongoing use or development
- Freehold

## Ground Floor

Trading Area One 7.21m × 4.86m  
 Pool Room 13.32m × 8.09m  
 WCs  
 Trading Area Two 12.13m × 4.86m  
 WC  
 Kitchen 3.18m × 5.22m

## First Floor

Landing  
 Living Room 3.64m × 5.23m  
 Dining Kitchen 3.76m × 3.12m  
 Bathroom/WC 3.71m × 2.22m  
 Bedroom One 5.07m × 4.91m  
 Bedroom Two 3.40m × 3.78m  
 Bedroom Three 5.07m × 3.57m

## Second Floor

Landing  
 Rear Bedroom Four 3.34m × 4.26m  
 Rear Bedroom Five 3.41m × 3.18m  
 Middle Bedroom Six 3.35m × 1.97m  
 Box Room 1.99m × 1.01m  
 Rear Bedroom Seven 2.67m × 2.73m

## Outside

Rear Garage approached off Gun Lane 5.34m × 5.62m  
 Adjoining Store Room/WC

## EPC Rating

A full copy of the EPC will be available to view via our website

## VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

## SOLICITORS

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