

FREEHOLD PUBLIC HOUSE

SHAKESPEARE 146-148 GIBRALTAR STREET SHEFFIELD S3 8UB



- Located one mile from the City Centre, behind the new inner ring road
- Surrounding uses are residential developments and retail
- Guide Price £185,000 plus VAT if applicable

Andrew Watt
Heather Blenkinship

+44 113 200 1833
+44 113 200 1828

andrew.watt@collierscre.co.uk
heather.blenkinship@collierscre.co.uk

15-16 Park Row, Leeds, LS1 5HD

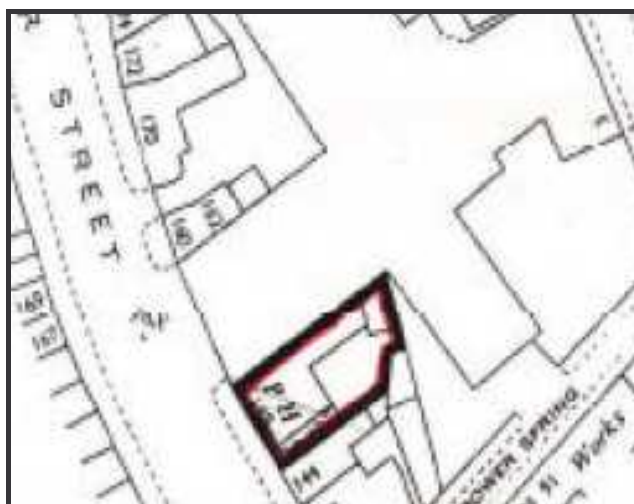
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LOCATION

The property is located one mile from the city centre, on Gibraltar Street. Surrounding uses are mainly residential and retail, with many student accommodation schemes located close by. The new Inner Ring Road runs to the rear of the property.

DESCRIPTION

A three storey detached property of brick construction under a pitched tile roof. Externally there is a garage to the side with access to the beer garden at the rear.

ACCOMMODATION

Ground Floor

Open plan with two main trading areas with interlocking bar and a further trading room off which is currently used as a games room. There is a catering kitchen and customer WCs and access to the rear beer garden.

Ground Floor (Approximate GIA)

71.76 sq m 772 sq ft

First Floor

Function room (12.5 x 5 metres), bedroom, office, kitchen and a separate bed-sit.

Second Floor

Five rooms which are currently unused.

PLANNING

All enquires regarding planning matters should be directed to the the local authority Planning Department of Sheffield City Council on 0114 272 6444.

RATEABLE VALUE

The premises are recorded on the 2005 Valuation List as having a rateable value of £6,300.

LICENCES

The property will be sold with the benefit of a Premises Licence.

TENURE

Freehold.

Misrepresentation

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TERMS

Offers in the region of £185,000 plus VAT are sought by our client.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the Vendor.

VAT

If applicable, VAT will be payable in addition to the purchase price.

VAT & CONVERSION OF A COMMERCIAL BUILDING TO A RESIDENTIAL DWELLING

As of June 1 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: *Certificate to disapply the option to tax: Buildings to be converted into dwellings etc.*

Colliers CRE can provide this form if required. The HMRC suggests all parties completing this certificate read: *Notice 742A Opting to tax land and buildings*. A copy can be found at www.hmrc.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

In the course of preparation.

FURTHER INFORMATION AND VIEWING

All requests for further details and appointments via the sole Selling Agents, Colliers CRE. Please contact:

Andrew Watt 0113 200 1833

andrew.watt@collierscre.co.uk

Heather Blenkinship 0113 200 1828

heather.blenkinship@collierscre.co.uk

Preparation Date: June 2009

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